

# ILLUSTRATED RANCH HOMES

66TH SERIES  
PRICE 75 CENTS



47714

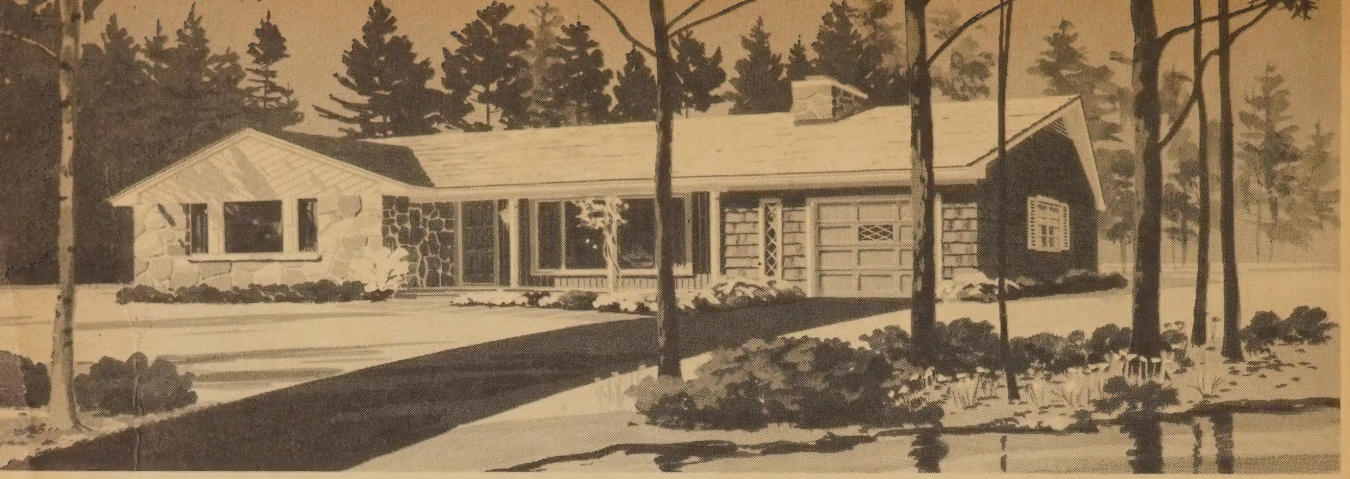
*Fig. 15 - Be Level -  
49' x 28'*

ALL WORKING-DRAWING  
BLUEPRINTS AVAILABLE



HOMEOWNERS' SELECTION  
ranch/ expansion/ multi-level/  
homes you can afford.





HOUSE PLANS, 48 W. 48, N. Y. 10036

## Lighthearted Living

## Plan No. 3007-N

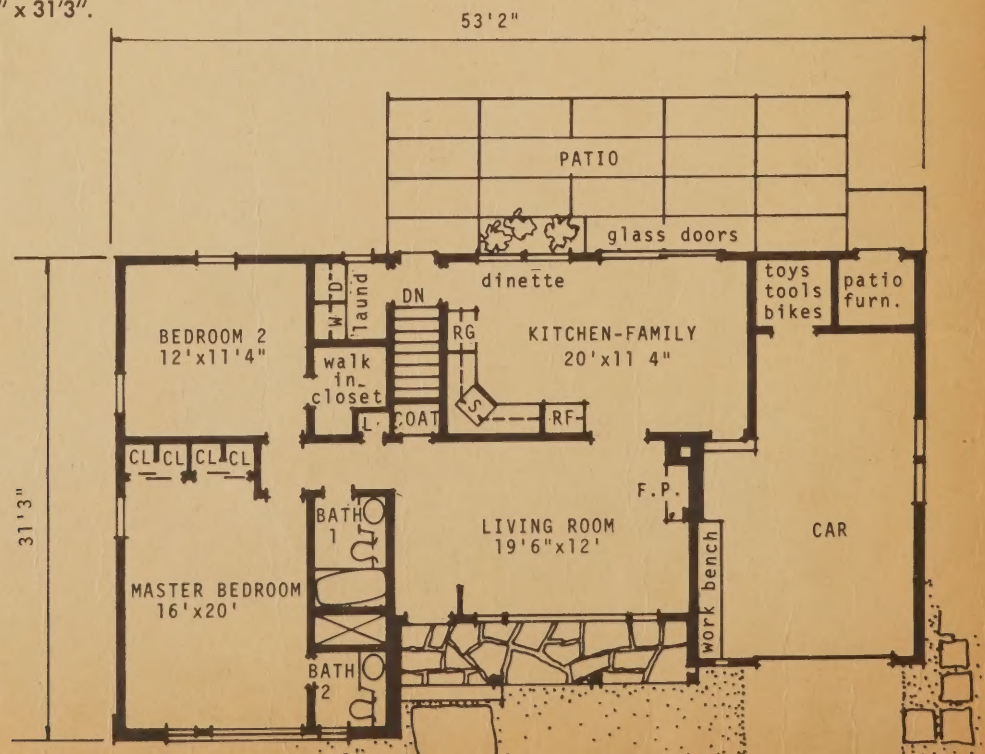
If you are looking for the perfect vacation home for four-season living, this is it. It is the prettiest possible and designed for relaxation and solid comfort—a good choice for a young family or as a retirement home. The maintenance-free exterior is of cedar shakes and stone with wide picture windows to embrace the view. A panelled front door leads from a covered flagstone porch to a partially screened entry with a view of the living room. A coat closet is opposite the entry. The living room has an attractive corner fireplace whose warmth can be shared from the family room. At the rear is a combination family-room kitchen with sliding glass doors leading to a large patio and with dinette windows opening to the same for an all-encompassing view of the outdoors. The counters are efficiently arranged with a corner sink, and range and refrigerator at opposite ends

with plenty of counter space available to each. The laundry and basement stairs are at the rear entry, next to the kitchen, and there is also an entrance from the garage which has excellent storage. There is a built-in work bench with a long window for good light and a storage room for outdoor furniture with direct access to the patio. Two bedrooms are zoned for quiet and comfort. The spacious master bedroom measures 16' x 12' and has a wall of sliding door closets and expansive windows as well as a luxurious bath with a stall-shower and its own vanity. The other bedroom is also of good size, has cross-ventilation and a walk-in closet, and the use of the other centrally located, luxurious bathroom. The emphasis is on comfort, economy and good sense for a small family or a retirement couple, with enough extra space for hospitality.

Overall Dimensions: 53'2" x 31'3".

Square Feet: 1,030.

Architect: Lester Cohen.





# ILLUSTRATED RANCH HOMES

## Ranch Homes

- |      |  |                                   |
|------|--|-----------------------------------|
|      | Lighthearted Living, <i>Opposite</i>         | Lester Cohen                      |
| 3    | Rare Ranch Surprise                          | Herman H. York/Raymond E. Schenke |
| 6    | Good Ideas                                   | Lester Cohen                      |
| 9    | Live Big on a Small Scale                    | Lester Cohen                      |
| 11   | Domestic Bliss                               | Herman H. York/Raymond E. Schenke |
| 12   | Resale Values Built In                       | Lester Cohen                      |
| 13   | Ranch with Upstairs Studio                   | Herman H. York                    |
| 14   | H-Shaped and Hip-Roofed                      | Lester Cohen                      |
| 16   | Gracefully Proportioned                      | Herbert C. Struppmann             |
| 21   | Custom Features with Easy Upkeep             | Lester Cohen                      |
| 26   | Modern Colonial                              | Herman H. York                    |
| 27   | Easy Maintenance All-Around                  | Herbert C. Struppmann             |
| 28   | Distinctive Family Kitchen                   | Lester Cohen                      |
| 29   | One Great House                              | Lester Cohen                      |
| 32   | Heritage House Appeal                        | Lester Cohen                      |
| 33   | Roomy and Right                              | Herman H. York                    |
| 36   | Country Home Decked Out for Today            | Henry D. Norris                   |
| 37   | Informal Living Highlights                   | Fenick A. Vogel                   |
| ● 43 | A Truly Elegant Georgian Ranch, <i>Cover</i> | Herman H. York                    |

## Split-Level Homes

- |    |                              |                 |
|----|------------------------------|-----------------|
| 2  | Split Level, Rustic Flavor   | Herman H. York  |
| 17 | Classic Country Charm        | Herman H. York  |
| 22 | Curved Staircase Split-Level | Lester Cohen    |
| 38 | A Royal Bargain              | Lester Cohen    |
| 40 | Say Yes to Good Living       | Fenick A. Vogel |

## Expansion and Two-Story Homes

- |    |  |                                   |
|----|--|-----------------------------------|
| 4  | Vacation All Year Long                       | Lester Cohen                      |
| 7  | A Contemporary Cape Cod                      | Lester Cohen                      |
| 8  | Economy With Elegance                        | Herman H. York                    |
| 13 | Ranch with Upstairs Studio                   | Herman H. York                    |
| 18 | That A-Frame Advantage                       | Lester Cohen                      |
| 20 | Expansion with Options                       | Fenick A. Vogel                   |
| 24 | The Hampshire Cottage                        | Herman H. York/Raymond E. Schenke |
| 29 | One Great House                              | Lester Cohen                      |
| 30 | The Tradition Gets Better                    | Herman H. York/Raymond E. Schenke |
| 34 | Hospitality You Can Afford                   | Herman H. York                    |
| 42 | A Favorite Style Brought Up To Date          | Herman H. York/Raymond E. Schenke |
| 44 | Angled To Please                             | Henry D. Norris                   |
|    | Everything You Could Want, <i>Back Cover</i> | Herman H. York                    |

## Bi-Level Homes

- |    |                    |              |
|----|--------------------|--------------|
| 10 | Outstanding Modern | Lester Cohen |
| 15 | Bright Horizons    | Lester Cohen |

## 66th ISSUE

*The houses are, in general, arranged by size according to square-foot areas. This does not include optional areas such as porches, garage or terrace, but only living space. See page 46 for suggestions in choosing and personalizing the plan of your choice.*

How to Order Blueprints *page 47*  
House Plan Library *inside back cover*

## 2 BEDROOM HOMES

*See pages: Opposite, 4, 7, 18, 24.*

## 3 BEDROOM HOMES

*See pages: 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 26, 27, 28, 29, 30, 33, 36, 37, 38, 40, 43, 44, Back Cover.*

## 4 (AND MORE) BEDROOM HOMES

*See pages: 7, 8, 13, 15, 17, 18, 20, 24, 26, 29, 32, 34, 36, 38, 42, 43, Back Cover.*

## HOMES WITH RECREATION ROOM, FAMILY ROOM, DEN, ETC.

*See pages: Opposite, 2, 3, 4, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 22, 24, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 40, 42, 43, 44, Back Cover.*

Book 226

## ILLUSTRATED RANCH HOMES

*Published by*

ILLUSTRATED PUBLICATIONS, INC.

48 West 48th St., New York, N. Y. 10036

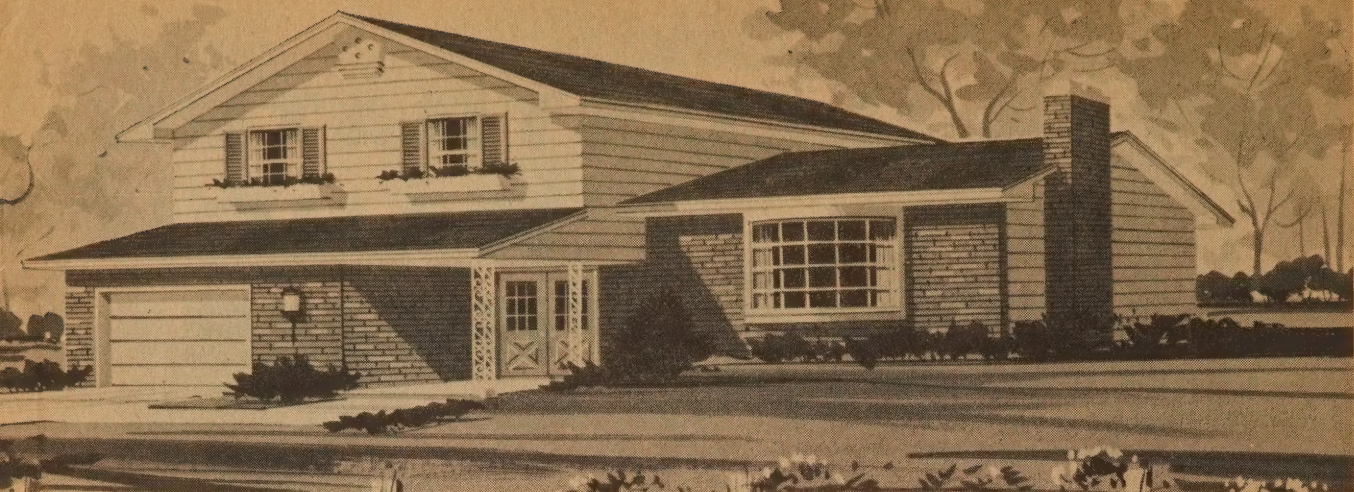
Telephone: Area Code 212-757-5580

Copyright 1976 by

Illustrated Publications, Inc.

*Printed in the United States of America*





HOUSE PLANS, 48 W. 48, N. Y. 10036

## Split Level, Rustic Flavor

## Plan No.6382-N

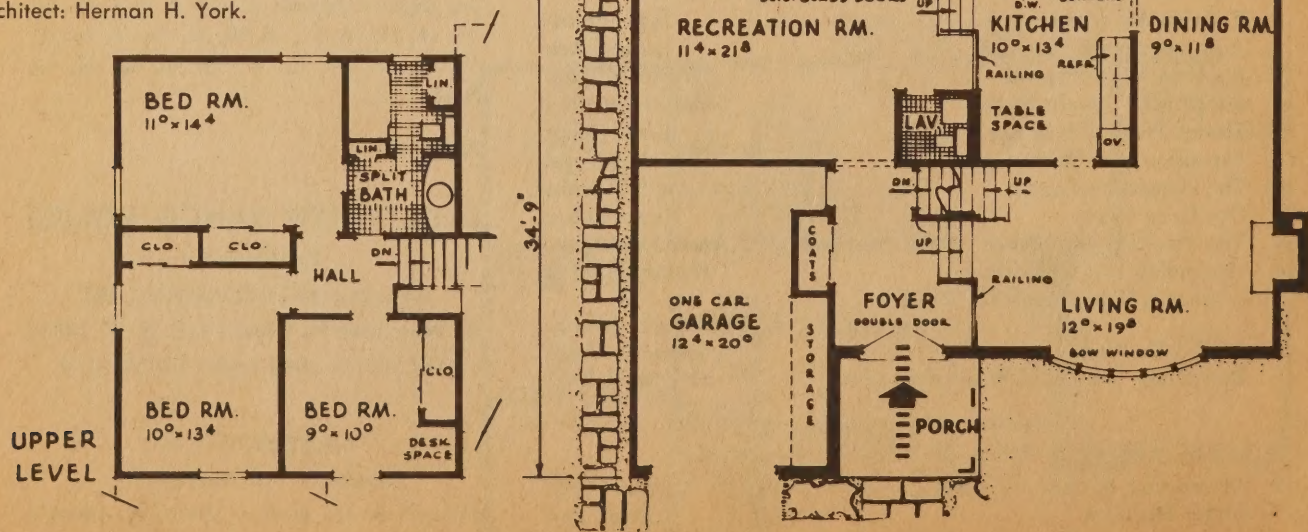
Whatever you like best about split-levels is found in fullest measure in this lovely home. The plan has been so carefully worked out that you have large roomy areas throughout, even though the house is modest in size. The spacious effect is apparent as you enter the double doors and survey the foyer. From this wide, welcoming area you can go to the recreation room on the same level, noticing the living room balcony on the right as you do. The recreation room opens out to huge terrace areas if you like, or the sliding glass doors can take in a garden view. There's an extra lavatory tucked into a corner of this room. Stairs lead up to the kitchen which is just what a family with growing children would want. Notice the door from the garage into the foyer, which offers protection in wet weather, and makes deliveries and service passage convenient to the rear of the house without using the formal living areas at all. The wide stairway from the foyer that leads up to the living room, and the open railing that

forms a balcony, both add to the size and scope of the living room. The hospitable and interesting effect is heightened by the bow window at the front and by the fire place at the side. Visually, the dining room adds a great sweep to the living areas, but its location is such that it can be closed off completely for formal or family dining. The kitchen is a lovely room and it has a most efficient work layout, too. An open railing forms a balcony overlooking the recreation room, affording extra space to both rooms and a real family feeling to the whole area. On the level above, there are three bedrooms, reached by a stair from the living level. Compact planning gives this level privacy and comfort usually found in much larger homes. The bathroom is particularly well-designed. The front area forms an attractive powder room, with linen shelves. At the back, the bathroom proper has a built-in tub and another linen closet, and there is access from the master bedroom.

Overall Dimensions: 42' x 34'9".

Square Feet: 1,060 living and bedroom levels.

Architect: Herman H. York.





# Rare Ranch Surprise

Plan No. 6725-N

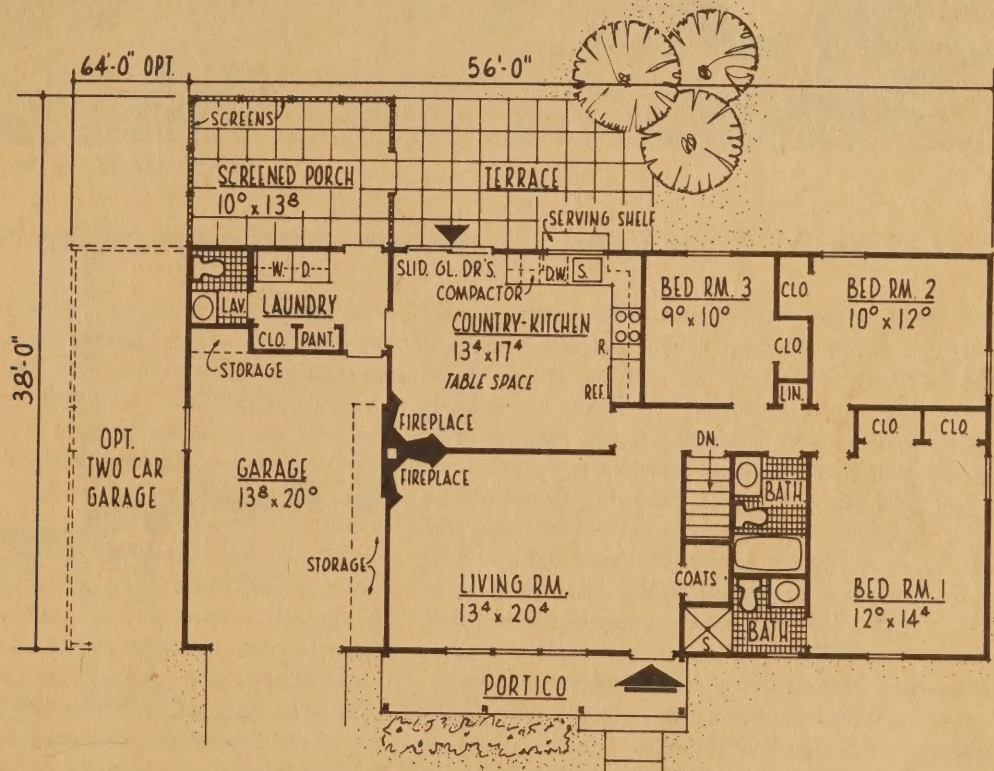
A budget home without cutting comforts? Here it is—a surprisingly versatile ranch ideal for a moderate sized property. You have the option of a one- or two-car garage, and you get a rear screened porch (reached from a service area just off the kitchen) that could easily be adapted into a walled "rec" room or even a fourth bedroom. While the rectangular foundation keeps costs down, the tri-sectioned roof gives the home a much larger appearance. Corner fireplaces provide a warm touch for both formal and informal areas. The country kitchen is proportioned to be the family center, lining appliances along two walls of counters and permitting ample room for dining either by the fireplace wall or by the sliding glass doors that face the terrace. A window over the sink keeps a busy homemaker in touch with

terrace activities, and the serving shelf is a bonus when planning outdoor snacks. A step away is the service area, where you bring groceries directly from car to pantry, do the laundry, and clean up in the lavatory. Storage space is excellent—large areas in the garage, a coat closet near the front entry, and bedroom closets that buffer all walls shared by the three bedrooms. The two baths are economically back-to-back; one is convenient to the living areas, as well as the two back bedrooms, and the other is reserved for the master room.

Overall Dimensions: 56' x 38', excl. portico.

Square Feet: 1,100, excl. service area.

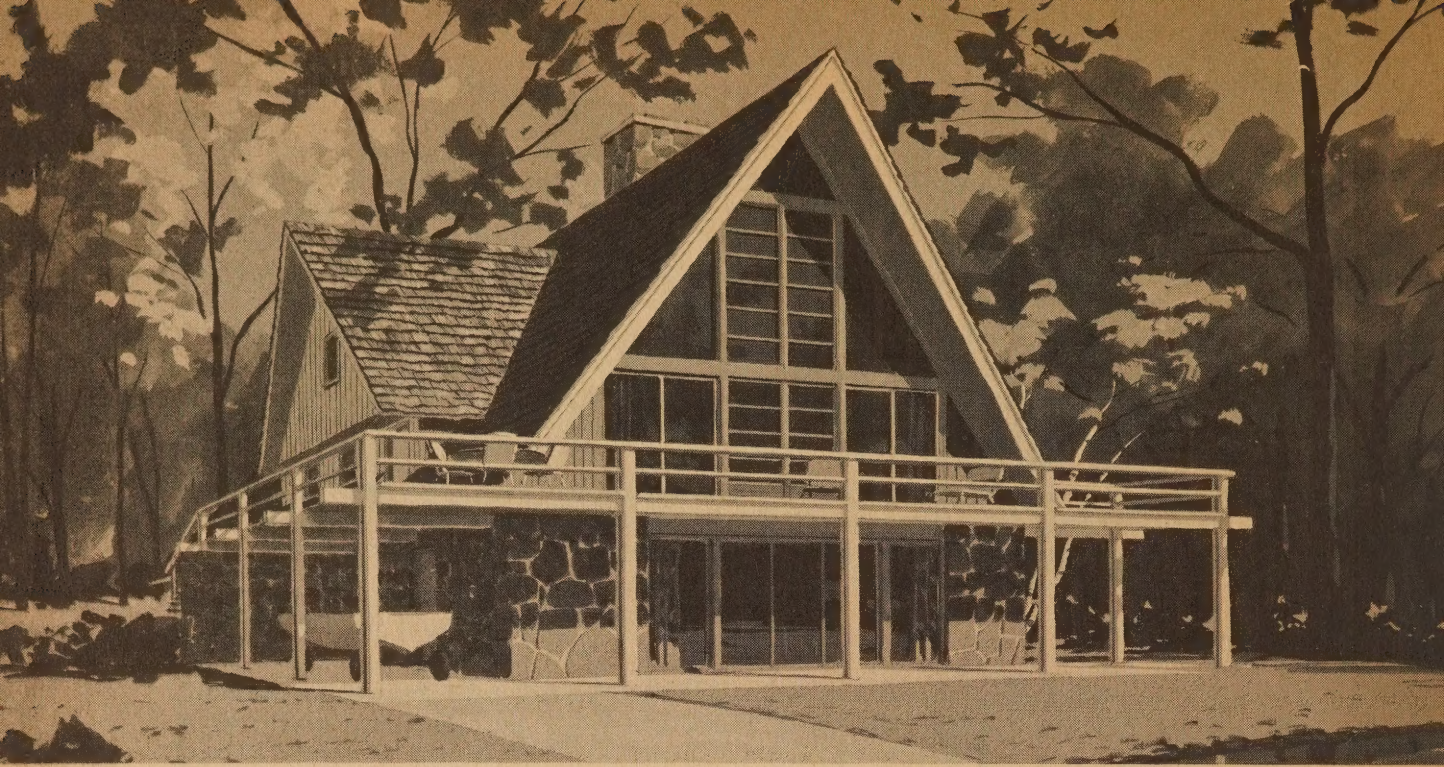
Architect: Herman H. York/Raymond E. Schenke.



HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Vacation All Year Long

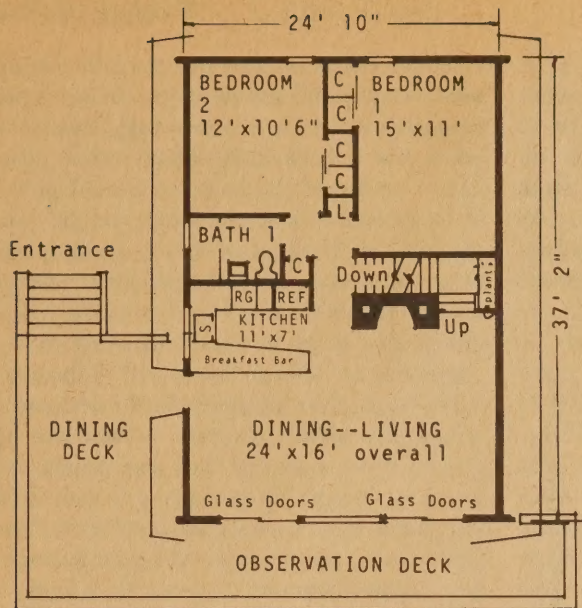
Plan No. 6265-N

The magic of the A-frame plan works a special bonus into your family plans for either a vacation home or a distinctive one for all-year use. It can be a perfect second home, easy to care for and just right for that vacation feeling. But the home is so well-designed that if you elect to have it as your permanent residence, either in a country or suburban area, it will make things vacation-easy every day of the year. It's such a good looking home, with the big A of window areas at the front and a striking chalet gable at one side. The deck is a fine outdoor feature, to face a view for outdoor dining or just lounging. The younger children can be left out to play with easy supervision from the house, and the spacious living areas can be kept tidy because the deck really acts as an outside room before you get into the house. Once in, the hi-rise ceiling of the living room and the unusually spacious size of the combined area, with the striking fireplace at the back, make this a most livable space. You can stretch out and relax in space like this, and that's necessary for vacations or everyday living. The compact working kitchen is a vacation on its own for any housekeeper. All appliances are right at hand, with very good counter space and a wonderful breakfast bar to make all informal meals a

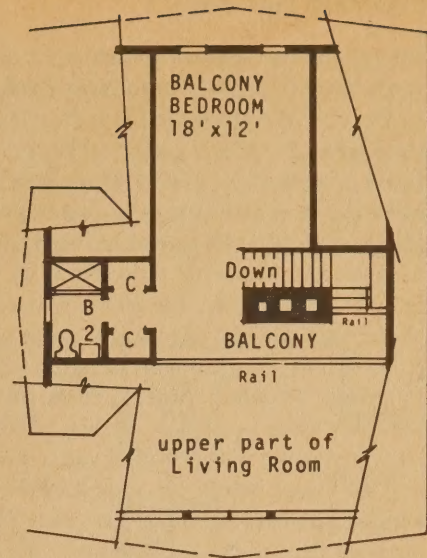
snap to serve and clear. Serving out on the dining deck is a breeze, too. At the back of the house, two big bedrooms share a closet wall, and the bathroom is convenient and full-scaled. The massive stone chimney rises to the roof, and you go up the stairway to the side of it to the delightful balcony that overlooks the living areas. Two big casement windows brighten the bedroom at the back, and in the dormer at the side are the bathroom with stall shower, and two convenient closets. With three bedrooms, two baths and such good housekeeping and living-dining areas, what more is there to want? The lower level (plan at grade) answers this, and what a lot of living it adds. The recreation room is at the front with a fine fireplace and sliding glass doors forming a view wall to look over the lake, mountains, or green lawns. There is the extra comfort of a covered patio, with the deck above. If you have a boat, as more and more families do today, the area to the side is indicated as the mooring and you can have your swim and come into the house to find a shower and dressing room right off the family room. All utilities are taken care of in the interior core utility room where there is access also to magnificent storage space and to the convenient garage.

Overall Dimensions: 30'4" x 37'.  
Square Feet: 860 main living level only.  
Architect: Lester Cohen:

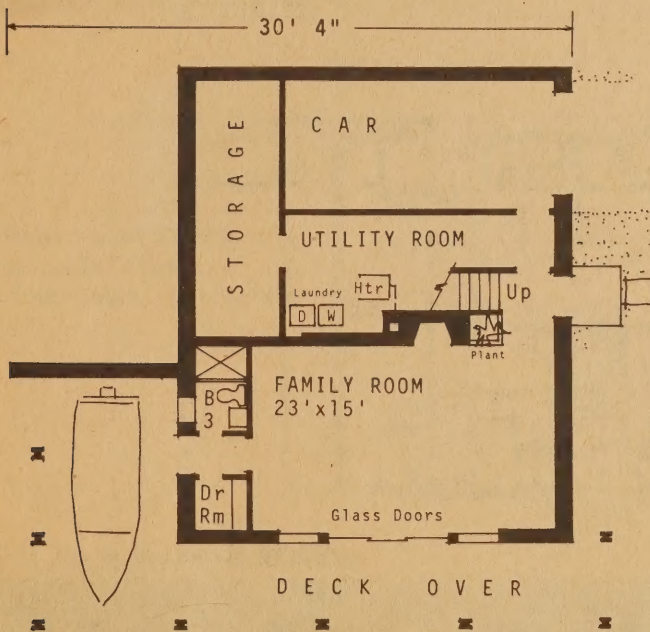




FLOOR PLAN

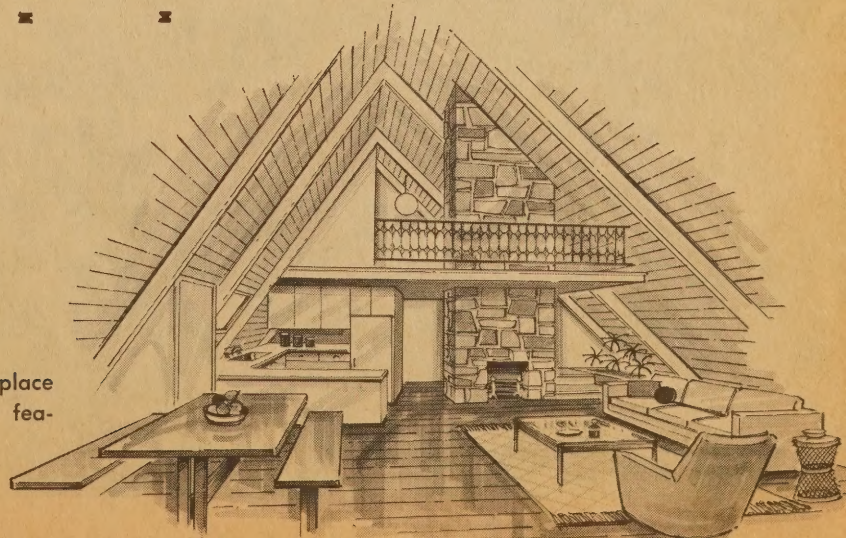


BALCONY LEVEL



PLAN AT GRADE

The combination living-dining room, kitchen, fireplace and balcony—A-frame comfort and convenience features.





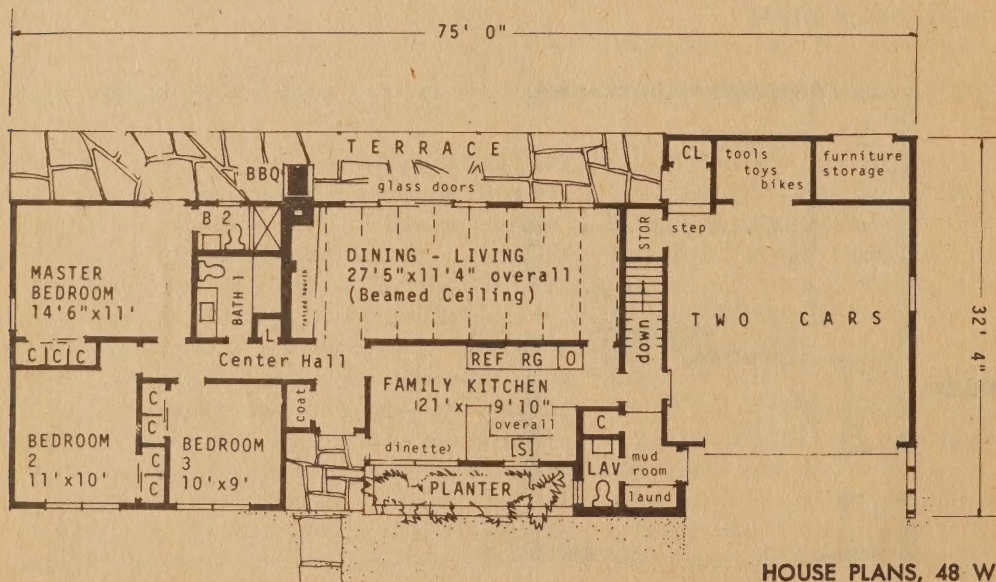
An open plan dining-living room at the rear of the house where the view is, and the privacy? Good idea! A sunny family kitchen right at the front where all the action is? Good idea! A two-car garage with lots and lots of enclosed storage space? Good idea! This unusual ranch house has them all and there are more good ideas in the plan as well. It's a pretty house to look at, clapboard for the most part, with some stone trim at the front extended to make a big planter. The roof has four cut-outs so the planter and the kitchen, too, get plenty of sunlight. A recessed front door, sheltered from the elements, opens on a center hall where there is a handy coat closet. At one side there's the big family kitchen which has a cheery and comfortable dinette corner and a wonderfully practical work area which puts everything within easy reach without crowding. Just a few steps away from the kitchen there are stairs to the basement and a door to the garage, also a door to the mud room, and from there to the driveway side of the house which makes a good service

entrance. The mud room has space for laundry equipment, lavatory and storage closet. Located at the rear of the garage are two extra large storage closets, one with an inside door and the other with an outside door. A third closet is at the side of the garage and a fourth is located in the passage between the garage and the terrace. Running the full length of the house, the terrace has a barbeque center and plenty of room for comfortable warm weather entertaining. All four windows and a pair of sliding glass doors in the dining-living room face the terrace, so the view may be enjoyed all through the year. A fireplace with an extended raised hearth and a beamed ceiling give added distinction to these two rooms and help to make them the ideal entertaining center. The house has three bedrooms in all—two with double closets and double front windows, and a master bedroom with a triple closet, a private bath and a private door to the terrace. The bedroom area also has a family bath and a linen closet.

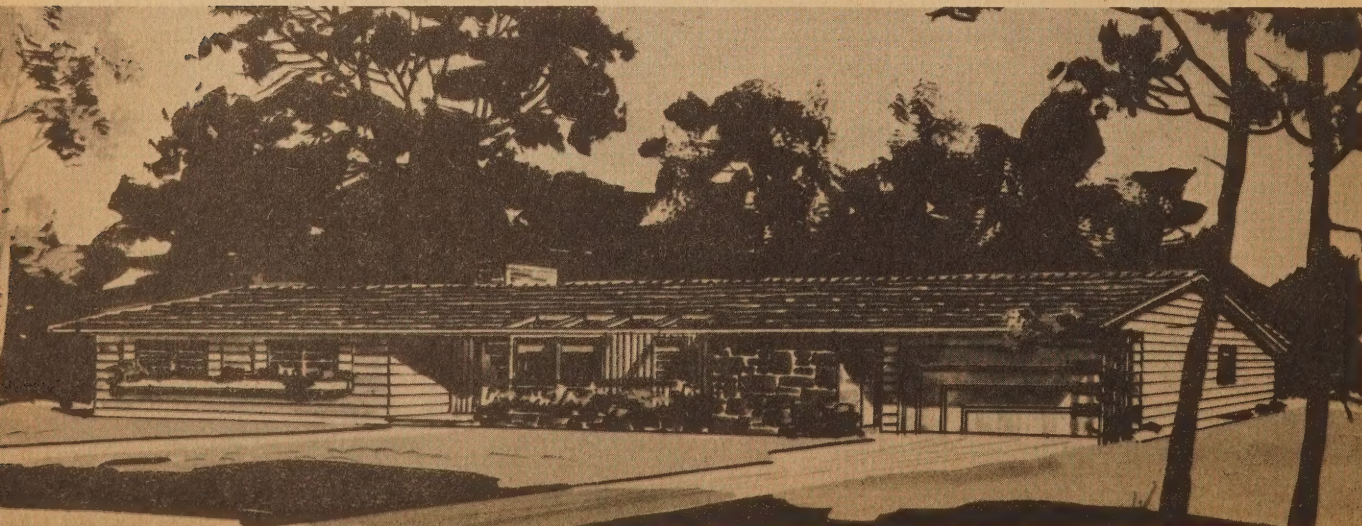
Overall Dimensions: 75' x 32'4".

Square Feet: 1,115 excluding service area.

Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036



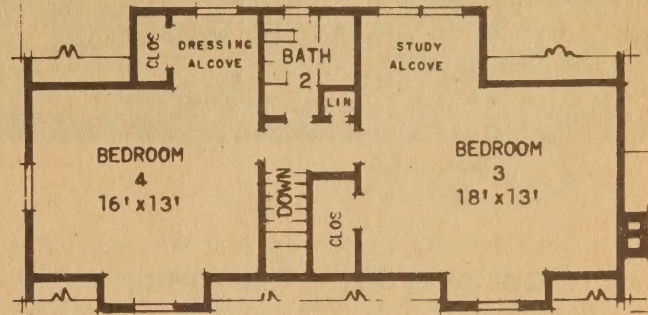


# A Contemporary Cape Cod

Plan No. 9134-N

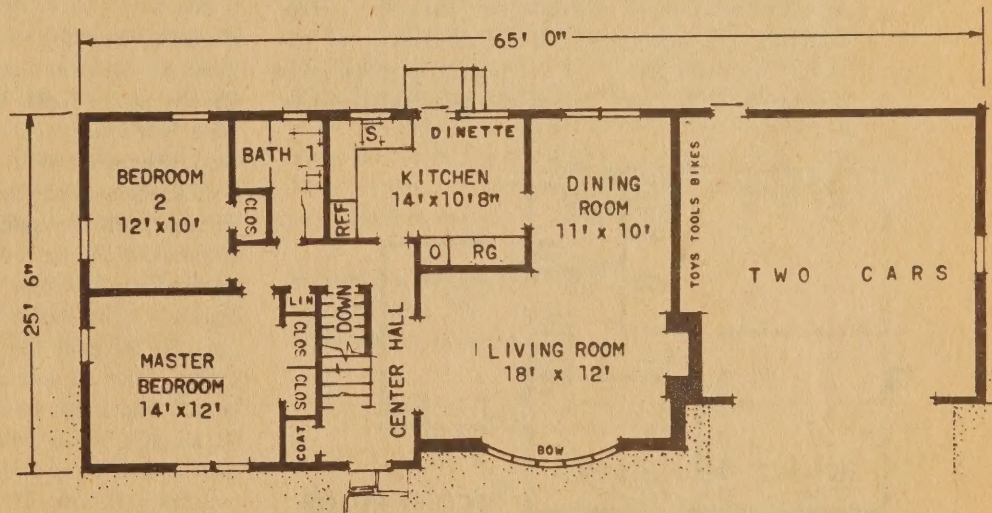
Part of our rich American heritage, the Cape Cod design has been treasured through the years. The plan shown here has been adapted to conform to contemporary standards, but none of the original charm is lost. A very handsome front door opens on a center hall entry—at the front, a coat closet and stairs to the second floor, and directly to the rear, stairs to the basement. There is a spacious living room at the right and it has two most wanted features—a fireplace and a large bow window at the front. Another desirable feature is the separate dining room. The kitchen has a dinette corner that's especially handy at breakfast time. It's located by a big window and right next to the rear entry. Note the fine arrangement of appliances and cupboards in the working area of the kitchen—no unnecessary steps and no crowding, either. Provided for at the time the house is built and ready to be finished off at any time desired, no matter what the weather, are the two bedrooms and bath on the second floor. One room has a special two-window study alcove, a big closet and a dormer alcove. The second room has a dressing alcove with a closet and window, a side window and a dormer alcove too; both rooms are

large enough to accommodate two children comfortably. In the hall, close by the door to the bath, there is a linen closet, an arrangement matched by that on the first floor. In addition to the master bedroom, with cross-ventilation and a double closet, the first floor also has another bedroom. The attached two-car garage which completes the plan has extra storage space along the side and a door to the back yard.

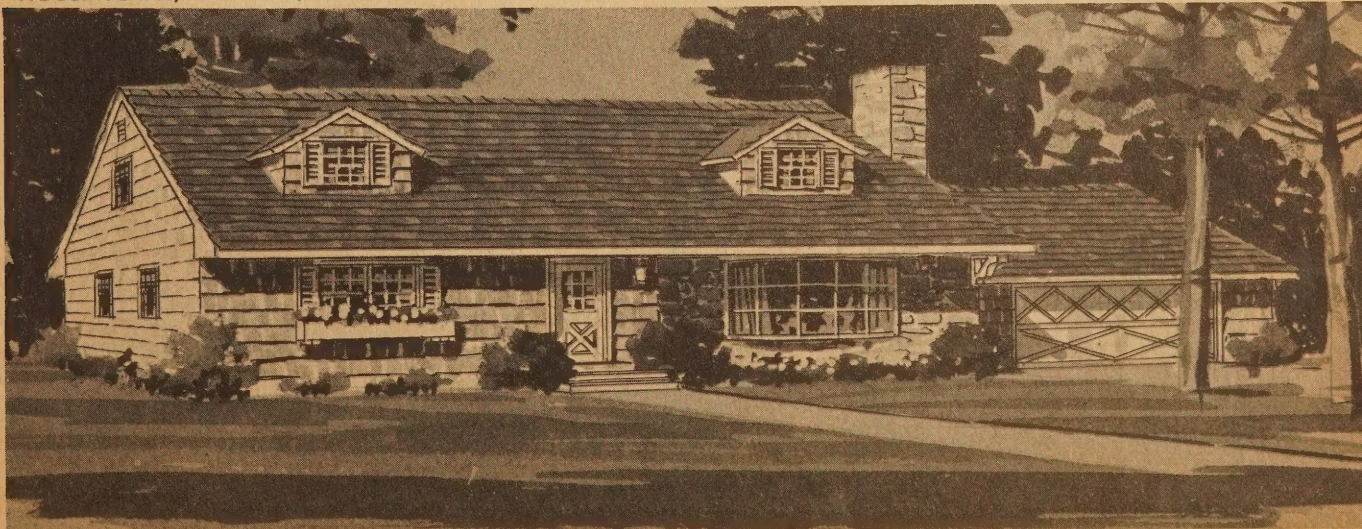


SECOND FLOOR PLAN

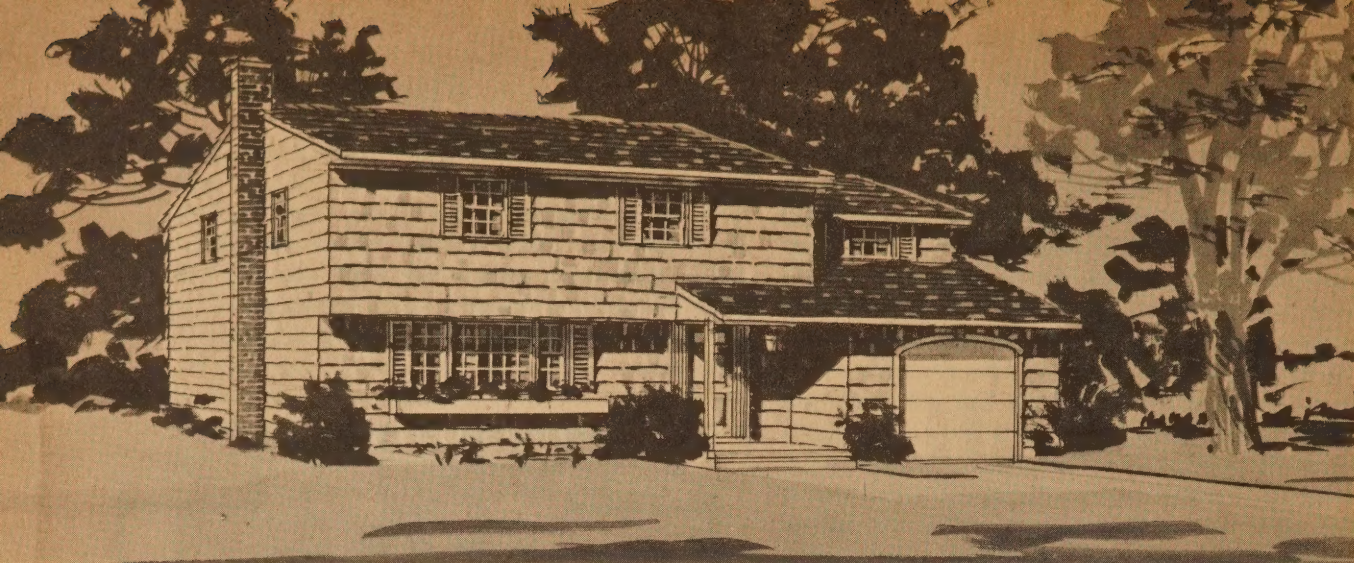
Overall Dimensions: 65' x 25' 6".  
Square Feet: 1,005 1st floor.  
Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036







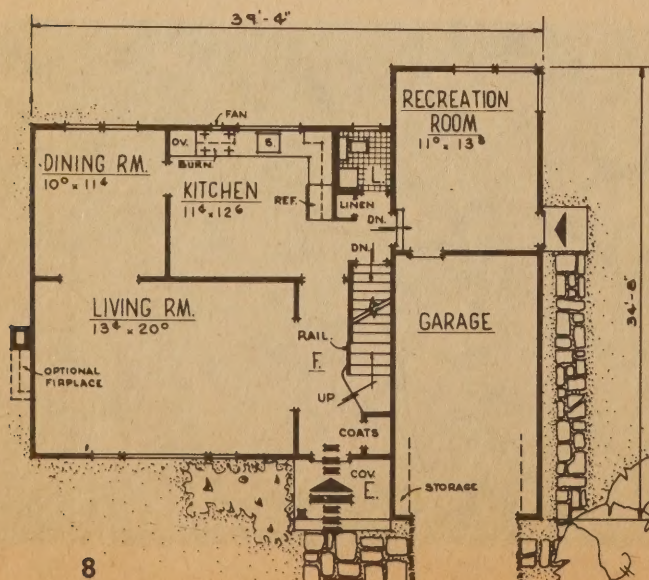
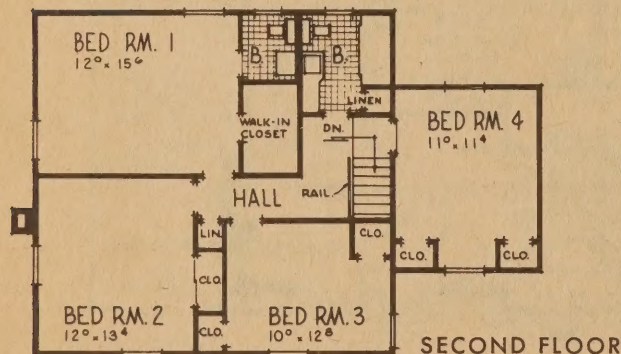
HOUSE PLANS, 48 W. 48, N. Y. 10036

## Economy With Elegance

## Plan No. 7961-N

Many families choose a two-story design because of its proven economy of construction. Here is a design which brings elegance along with economy. The exterior is traditional, with wood shakes, shuttered six-over-six windows, a recessed facade for the first story and a pretty window box. The roof line of the garage has been ex-

tended to shelter the front door; this covered entry leads to a spacious foyer which has a closet for coats and stairs to the second floor. If you wish, a fireplace may be included in the living room plan—it would serve as a focal point for furniture arrangements, along with the triple window at the front. The well-lighted dining room beyond is a companion facility for formal entertaining. Note that these two rooms, while conveniently located, need never have any unnecessary traffic and will be easy to keep ready for company. Behind the attached garage is the recreation room—three windows on the corner, an outside door, one to the garage and another near the basement stairs give this room great versatility throughout the year. It's the kind of a room which will handily accommodate informal gatherings of adults or small children at play under the watchful eye of a mother at work in the kitchen. Between the recreation room and the kitchen there is a lavatory and a linen closet. A wide window over the sink, room for a built-in oven and a counter-top range and an L arrangement of counters and cupboards form the work area of the kitchen—there is also space in one corner for informal dining. All four bedrooms are on the second floor, so they have a maximum of privacy and quiet. Each bedroom has cross-ventilation and ample closet and floor space, so each room will comfortably accommodate two people. A private bath and a walk-in closet are included in bedroom 1. The family bath has a vanity sink and a linen closet and there is a second linen closet in the hall.



Overall Dimensions: 39'4" x 34'8".

Square Feet: 680 first floor excluding recreation room;  
850 second floor.

Architect: Herman H. York.







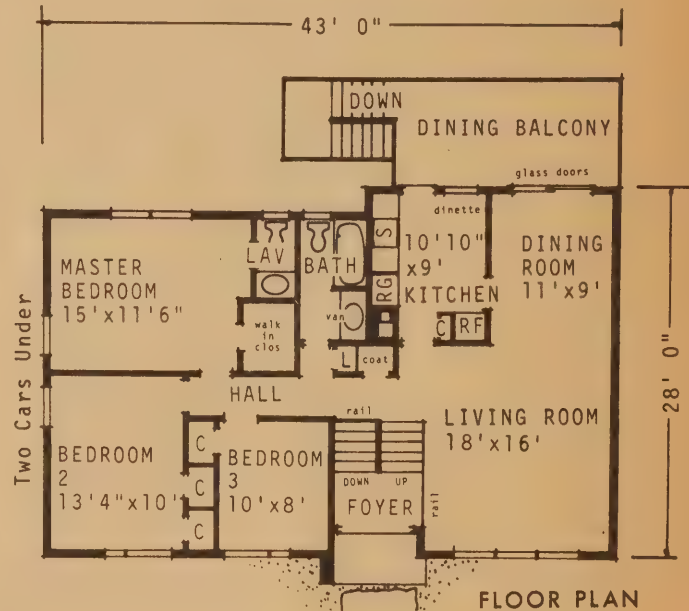
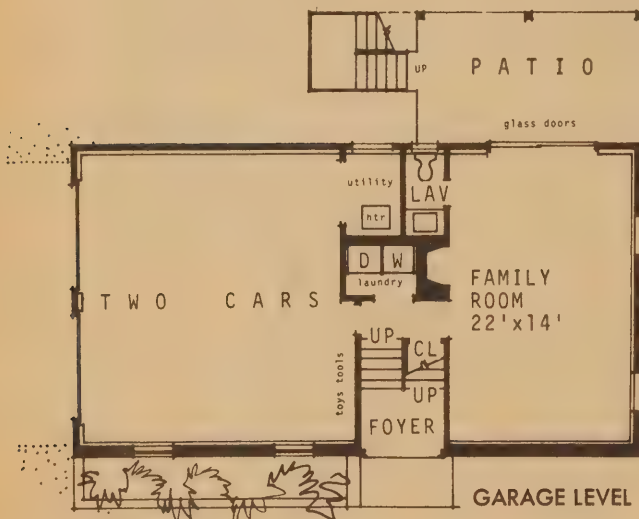
# Outstanding Modern

Plan No. 8182-N

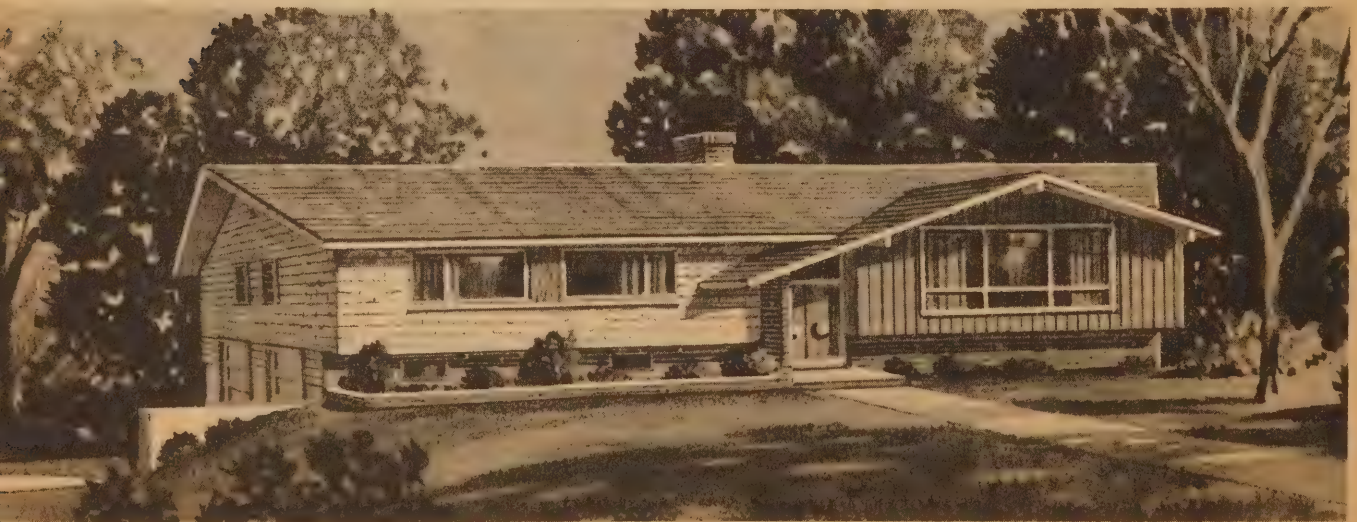
A bi-level home of unusual interest, this plan will fit well into any setting. Wood shakes, trimmed with vertical siding and brick, are used for the exterior. An interesting roofline is extended to shelter the front entrance and the large windows will make the best of a pretty view. The double front doors, near a large outdoor planter, open on a mid-level foyer. There are separate coat closets for your convenience on the main level and on the level below. At this level there is a two-car garage with extra space for storage and a utility and heater room. There is a laundry room, a lavatory, and a nicely-designed family room which has two windows at the side, a cozy fireplace and sliding glass doors which lead to the sheltered patio. Stairs lead up to the dining balcony with a door to the kitchen and a pair of sliding glass doors opening on the dining room. A decorative rail on the foyer side and

a big triple window are included in the plan of the living room, but this room and the dining room beyond share an unbroken floor space and a vast expanse of wall space, so they may be decorated and used in a variety of ways to best suit your family's pattern for formal entertaining. A sunny corner of the kitchen makes an ideal spot for informal meals and there is also a nice arrangement of appliances and cabinets in the kitchen, including a broom closet. A linen closet is located in the bedroom hall, just outside the door of the family bath. The master bedroom has been designed with three windows and double exposure, a walk-in closet and a private lavatory. Bedroom 2 has cross-ventilation and a double closet and bedroom 3 has two windows and a large closet. This modern home will certainly be a family favorite through the years.

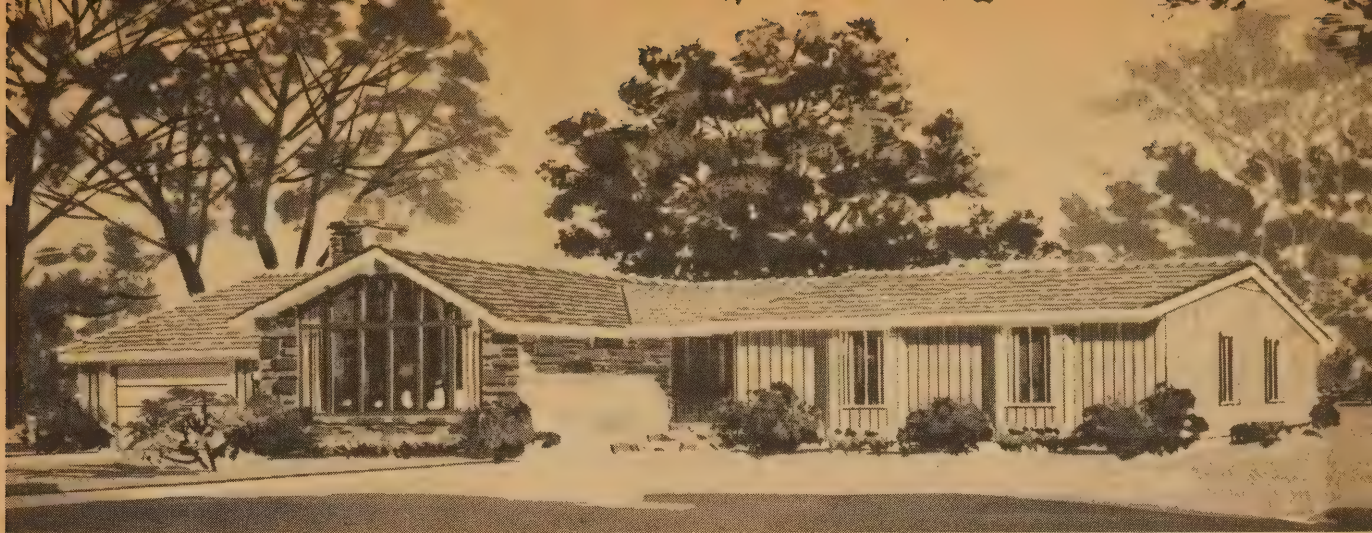
Overall Dimensions: 43' x 28'.  
Square Feet: 1,080.  
Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Domestic Bliss

## Plan No. 6169-N

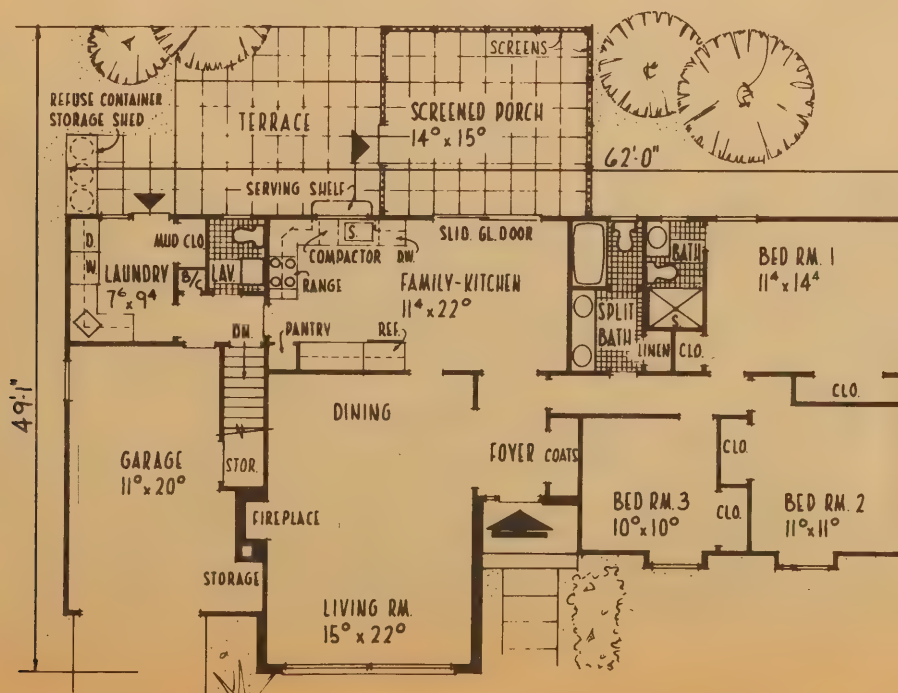
The handsome exterior of sleek windows and vertical siding, with a front wing of stone and sparkling glass, introduces you to a house planned for happiness. A covered entry opens onto a wide foyer, with a spacious coat closet for guests and a view stretching across the family room, through sliding glass doors, to the screened porch beyond. The foyer and adjoining hallway channel traffic perfectly to keep the different living zones separate and peaceful. Off the foyer to the left is the living-dining area, an expanse graced by large windows at the front and a center fireplace to allow for a variety of furniture arrangement. Straight ahead from the foyer lies the family room-kitchen zone, designed for those informal gatherings that begin indoors and expand to take advantage of the outdoors, where both a screened porch and open

terrace are provided. The family room could also serve as a dinette. At its end, the U-shaped kitchen features a pantry, excellent counter space, a serving shelf to the back terrace, and step-saving access to both the dining room and the laundry. The latter is part of a service zone including mud and broom closets, lavatory, and entries from the rear, the basement, and the garage—itsself featuring two storage areas and a side window. The hall to the right of the foyer leads to a split-bath that serves both the family and guests with its double-sink vanity. There is a linen closet here, too. Further down the hall is the sleeping zone of three well-proportioned bedrooms, two with cross-ventilation. The front bedrooms both feature an extended window area, handy for knick-knacks or toys. The back bedroom has two closets and its own bath with shower.

Overall Dimensions: 62' x 49'1".

Square Feet: 1,235, excluding area behind garage.

Architect: Herman H. York/Raymond E. Schenke.







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Resale Values Built In

## Plan No. 7231-N

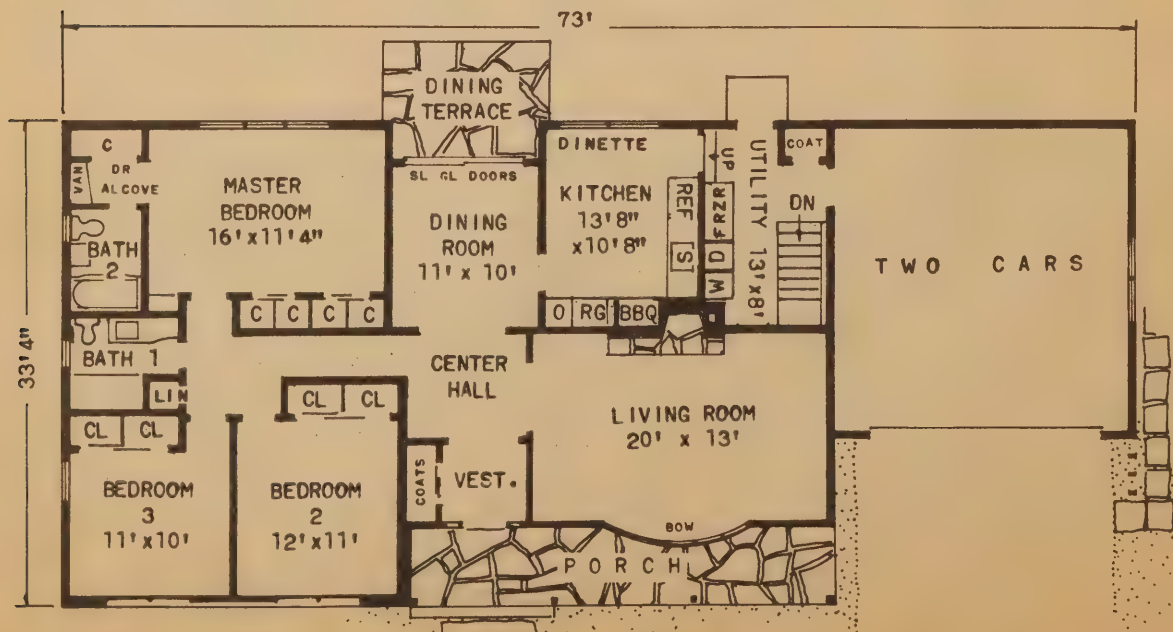
This is a house that keeps its value, from year to year and from family to family. It's got so many of the features that never lose their popular appeal: a center hall, with vestibule and coat closet, a bedroom wing completely separate off its own hall, a dead-end living room, plenty of closet space, an extra bath, a step saving utility area off the kitchen, an outdoor porch dining terrace, reached by sliding glass doors from the dining room (this is a plus, too). This is only a partial list because everyone who sees this house finds something else to love in it. The exterior is classic and appeals to those who want the traditional look with modern overtones. It fits into any neighborhood and is welcome everywhere. Ten closets, a dressing alcove, two baths and three bedrooms share the expansive sleeping wing. The dining room, with its integrated terrace beyond looks out to the rear of the house, and is the focal point of the garden

vista. Both the dining room and the living room are made to seem even more spacious because of the generous center hall and vestibule. The living room bow window and fireplace face each other, preferred placements in the eyes of many a householder. Using the same chimney there's a kitchen barbecue integrated with range and oven. The brick chimney itself becomes an attractive background for kitchen equipment, antique and modern, warm copper and polished wood. The service entry, from garage or back yard, protects the kitchen from muddy footprints. There's a washer dryer and freezer, should you prefer them here instead of in the basement. Basement stairs are reached in this area too, and there's a back closet for rain and garden gear. This is a home that is always in style. Love it, live in it and enjoy it. You'll never wear out its value.

Overall Dimensions: 73' x 33'4".

Square Feet: 1,300 (excluding utility).

Architect: Lester Cohen.





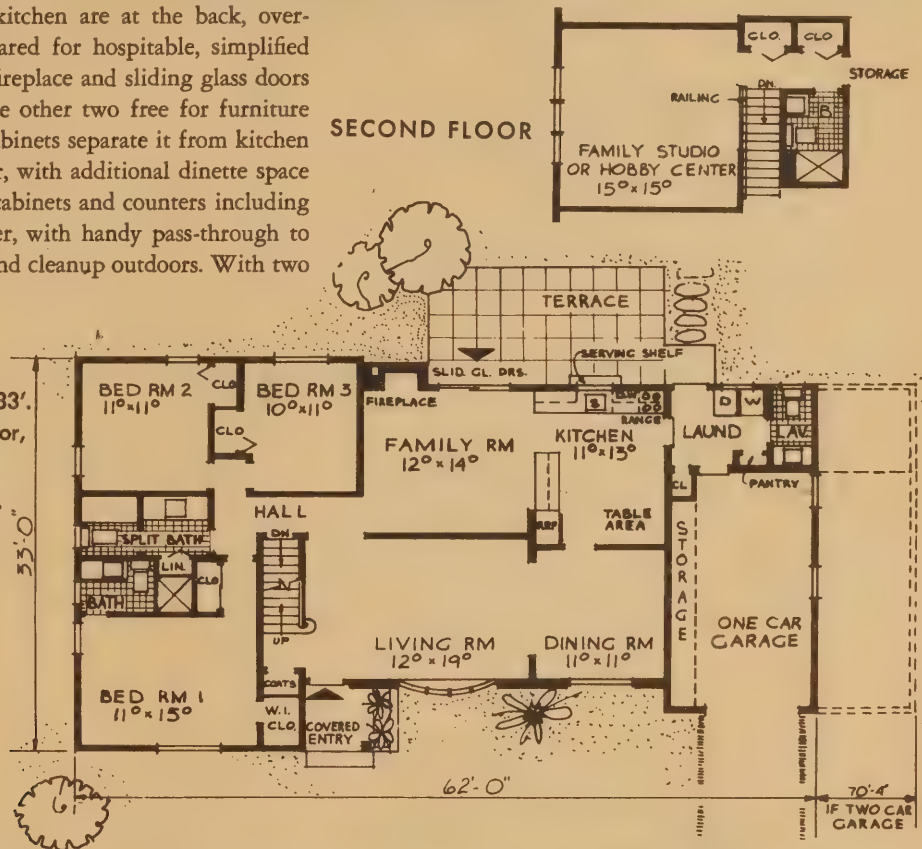
# Ranch with Upstairs Studio

Plan No. 1735 -N

This is a jewel of a house in appearance and liveability. Hand-split cedar shakes cover the outside under an interesting pitched roof, subtly accented with a rough stone and shimmering small paned windows, even in the full-length bow window and the dutch door under an inviting covered entry. This leads to a lovely living and dining room, separated by a wide arch, for 30 feet of formal entertaining space. A bedroom wing contains three bedrooms and two baths and plenty of closet space. The family bath is split with a large vanity and linen closet in the front half. The other bath, with stall shower, is in the master bedroom—and note the two large closets there. Family room and kitchen are at the back, overlooking a terrace, and geared for hospitable, simplified indoor-outdoor living. A fireplace and sliding glass doors form one wall, leaving the other two free for furniture placement. Counter and cabinets separate it from kitchen for a convenient snack bar, with additional dinette space in the kitchen. A wall of cabinets and counters including range, sink and dishwasher, with handy pass-through to the terrace, eases serving and cleanup outdoors. With two

adjacent entrances from the terrace, through the family room and the laundry, it is but a few steps for the housewife, particularly if there are youngsters to supervise. The laundry with garage and rear entrances, and with two closets (one a pantry) and a lavatory is a convenient adjunct to the efficient kitchen. The garage has a storage wall and two light-giving windows for the handyman and could easily be enlarged for two cars if desired. Tucked away upstairs is a most versatile, bright studio which, with a complete bath and two large storage closets, provides for any eventuality and so rounds out a home for a many-faceted family.

Overall Dimensions: 62' x 33'.  
Square Feet: 1,325 first floor,  
excluding service.  
Architect: Herman H. York.



HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## H-Shaped and Hip-Roofed

## Plan No. 6724-N

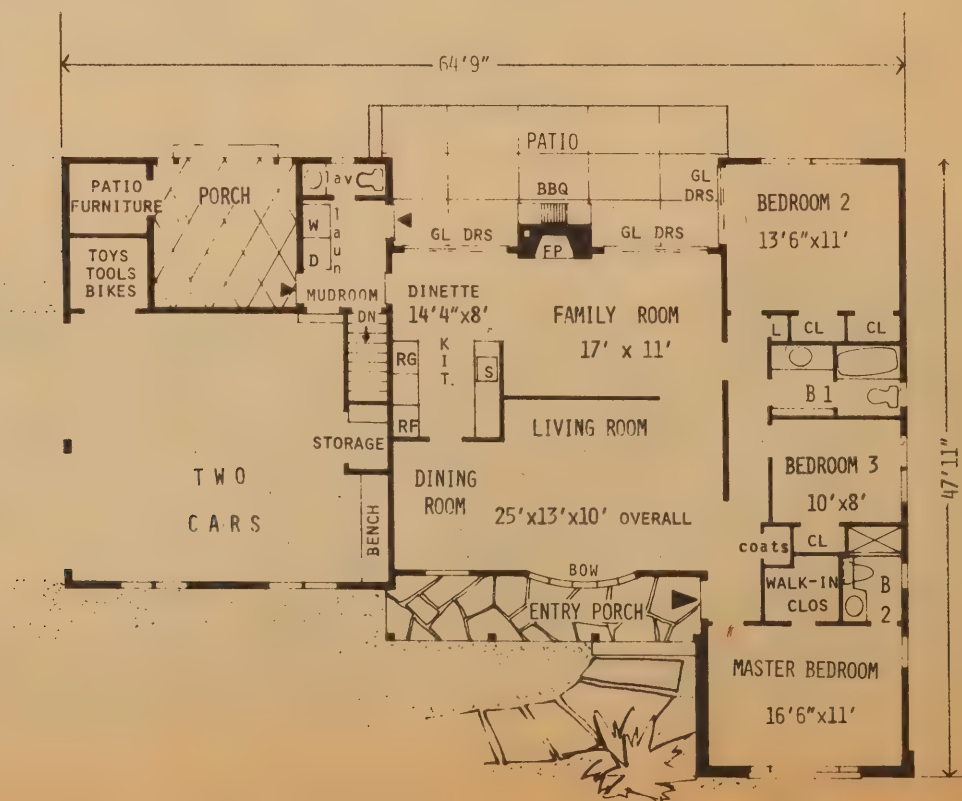
A popular floor plan and a popular roofline combine to make this a ranch that meets modern demands. The bedroom and garage wings extend back to provide two outdoor areas, both of which are sheltered on three sides. The porch behind the garage is so private, in fact, that it could easily be enclosed to function as another bedroom for family or guests—especially since a lavatory is nearby. The lavatory is part of a service area that gives access to porch, garage, laundry, basement stairs, patio, and kitchen. This layout insures a tidy home. The galley kitchen has two walls of counters and appliances, and is designed to permit easy serving to either the front formal dining room or the rear dinette. Sliding glass doors brighten the entire rear area of the home, with the fireplace centered to spread its glow to both dinette and family room. The

formal rooms are even larger, and a beautiful bow window accents the living room. Guests entering from the covered porch at the front will find a handy coat closet. The hallway to the right permits anyone in the bedroom wing to reach the family room, and the terrace beyond, without crossing the living room. A clever arrangement of closets and bathrooms insulates each bedroom from unwanted noise. One bath and a walk-in closet serve the master room, which is situated at the front and could also serve as a home office. The other bathroom is compartmented, creating a convenient powder room.

Overall Dimensions: 64'9" x 47'11".

Square Feet: 1,250, excl. service area.

Architect: Lester Cohen.





# Bright Horizons

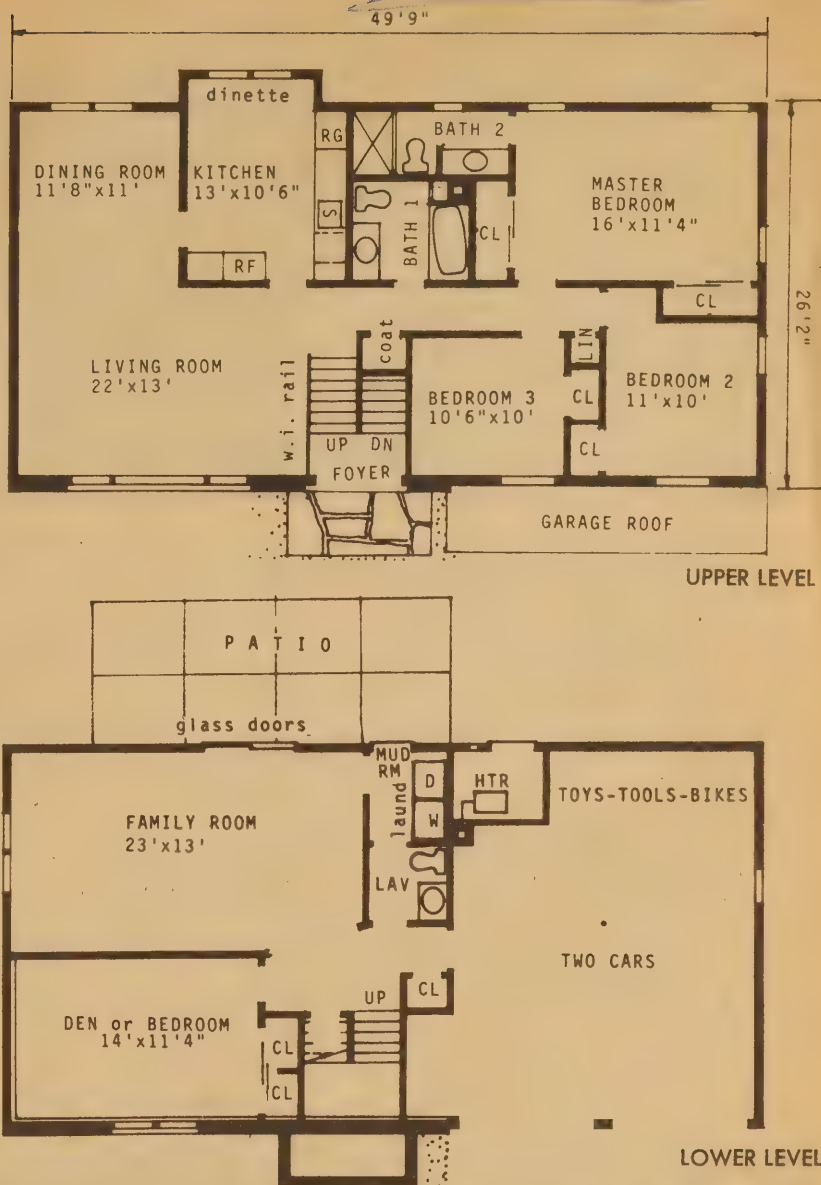
Plan No. 5697-N

This bi-level has the kind of detailing and good proportions that prove that economy and beauty can be had at the same time. A simple rectangular shape and an unbroken roofline reflect a healthy respect for economic construction. Entry is through pedimented double doors, with a short flight of stairs leading to the two levels. The living room, set off by a wrought iron railing that makes the visual space seem greater, extends back to form an L-shape with the dining room. Both rooms are window-brightened, as is the rear dinette space. A smart counter arrangement completes the kitchen, which has plumbing lines that are economically back-to-back with the two baths on this level. One bath is reserved for the large master bedroom. Two more bedrooms are on this level, while the lower level offers the option of a fourth bedroom/den/office. Down here a spacious family room faces the back, opening to a patio from sliding glass doors. A laundry and lavatory add to the convenience of the plan, as well as the entry from the garage on the lower level. This attractive home's dimensions make it ideal for property of moderate size.

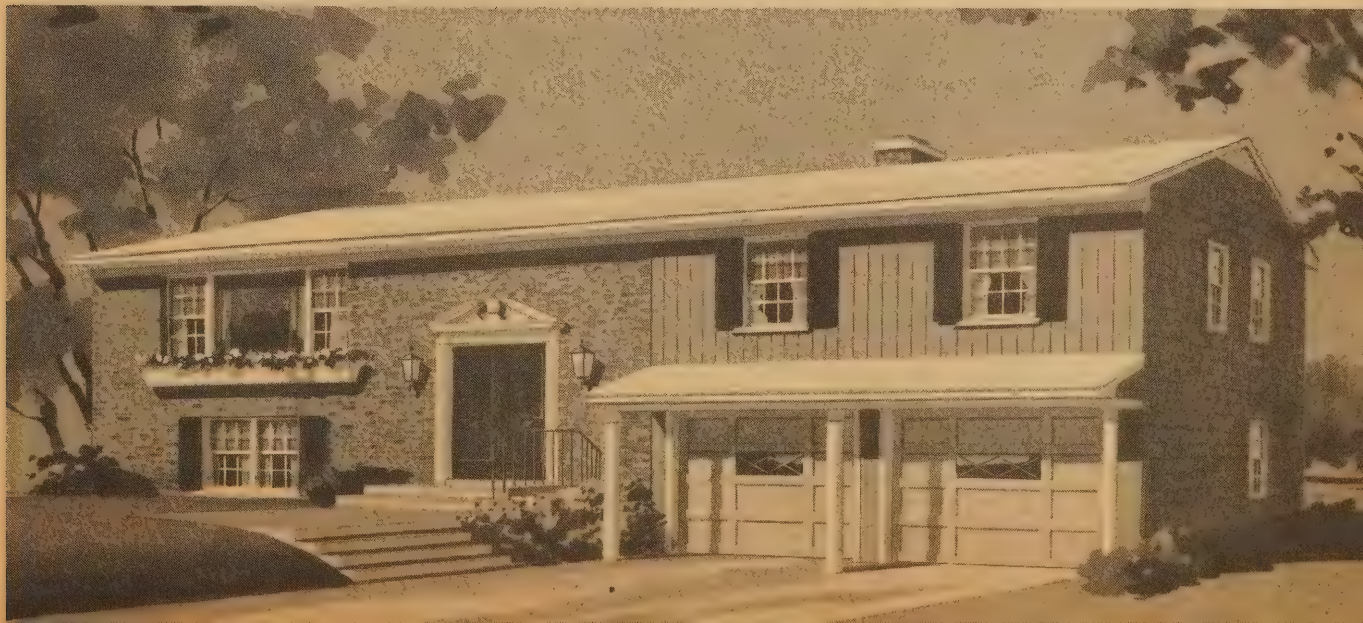
Overall Dimensions: 49'9" x 28'2".

Square Feet: 1,245 upper level.

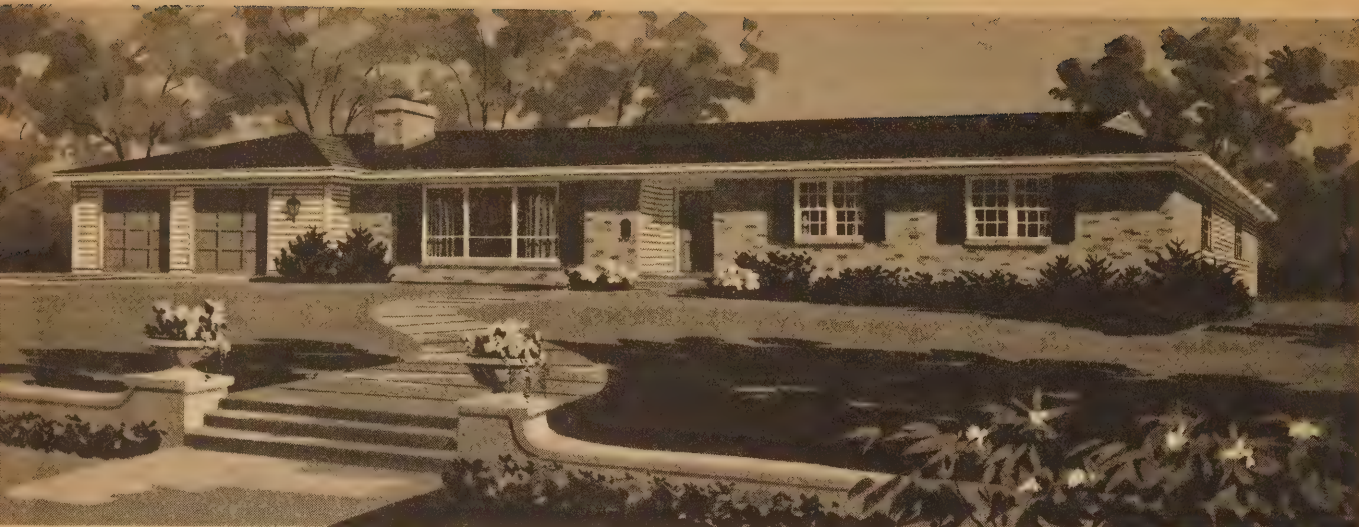
Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Gracefully Proportioned

## Plan No. 9727-N

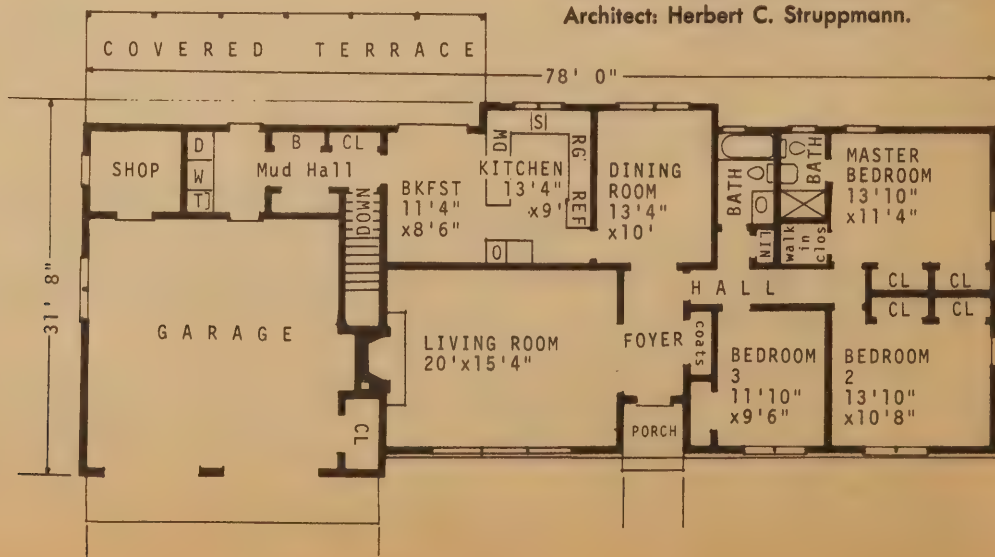
Clapboard and rich brick facing, pretty painted shutters at the windows, the long graceful sweep of the roof line, all combine to make a house both interesting and serene in appearance. A nice touch is the division between the panelled doors of the garage which breaks up the massive appearance of the ordinary garage wing and keeps it in scale with the rest of the house. Behind the panelled front door—a foyer with adjacent coat closet presents a view of both the living room and the dining room, thus giving a feeling of spaciousness as soon as you enter. The living room is dominated by a cheery fireplace and is beautifully lighted by an expanse of windows along the front of the house. Lots of wall space makes it easy to arrange furniture a variety of ways. The dining room is ample in size and is close to the kitchen for ease in serving. A built-in dishwasher and a built-in eye-level oven are welcome details in the ideally arranged kitchen. The sink is in front of a window and lots of counter space forms a U-shaped

working center. There is a large breakfast area which is made extra pleasant by being situated in front of the sliding glass doors leading to a covered terrace. This will be a much used feature in warmer weather when serving meals on the terrace could become a family custom. A mud hall lined with closets is a real bonus, and doors leading to the cellar, the garage, and the backyard are conveniently located off this hall. A laundry set-up is compactly built-in at the far end. The garage has a large storage closet and a shop designed for hubby's do-it-yourself projects. At the opposite end of the house, three good-sized bedrooms and two full baths are neatly arranged for privacy and quiet. The master bedroom features its own private bath and a walk-in closet in addition to two other closets. Two closets in another bedroom and an extra large one in the third give the housewife all the closet space she needs for tidy and efficient storage.

Overall Dimensions: 78' x 31'8".

Square Feet: 1,375, excluding utility area.

Architect: Herbert C. Struppman.





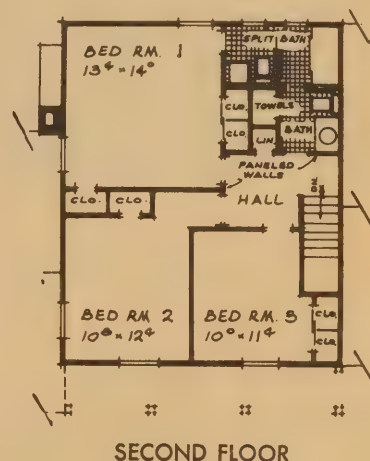
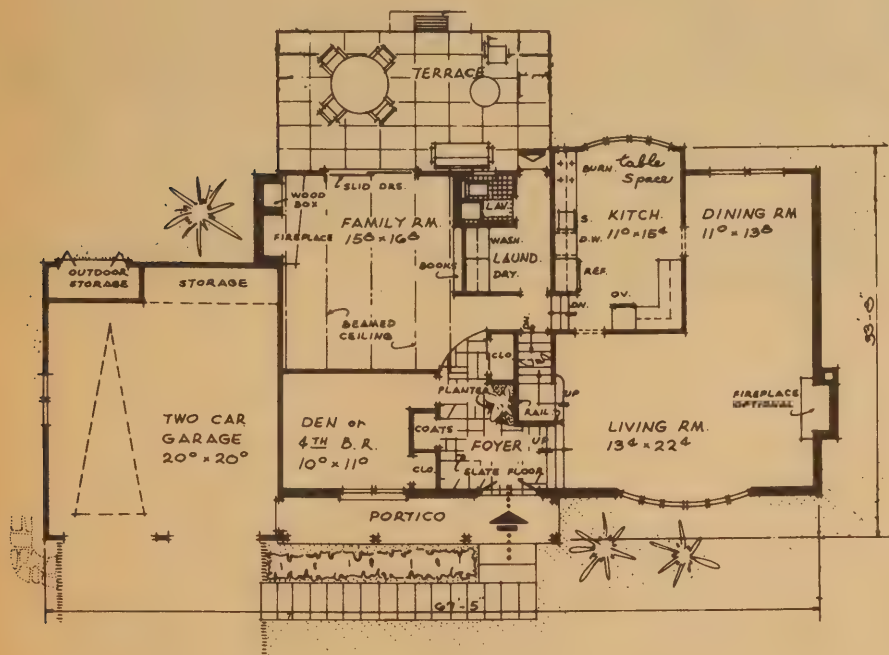
# Classic Country Charm

Plan No. 3462 -N

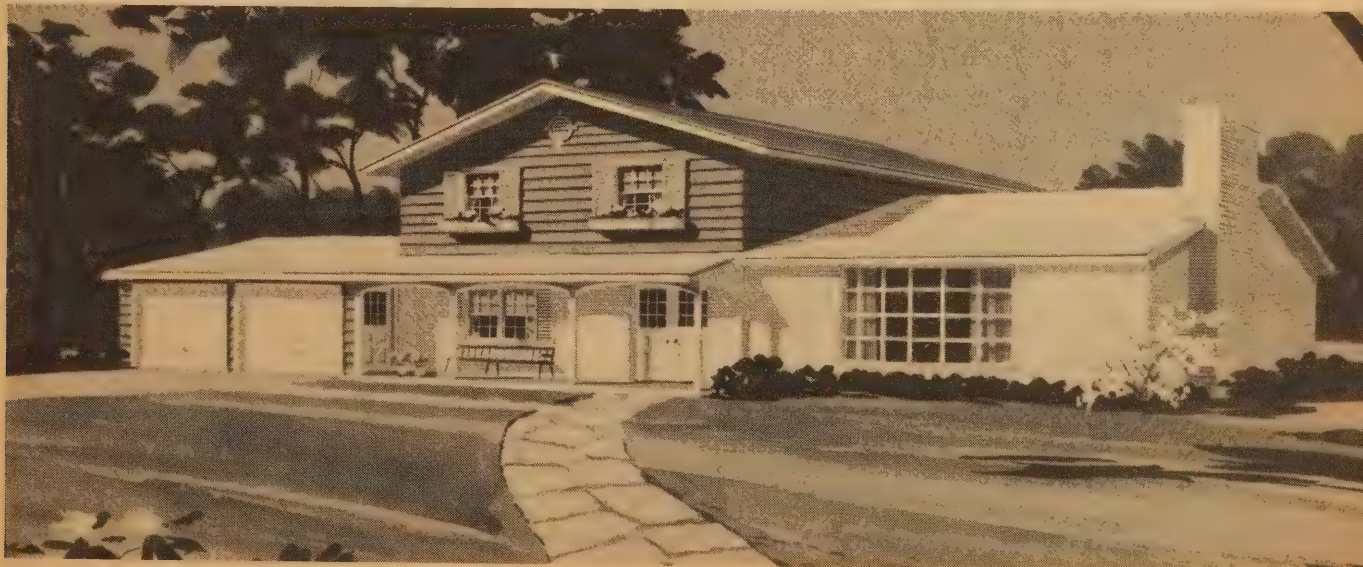
Any suburban property becomes a country estate when this house appears. The lines are casual and hospitable. A slate floored foyer is practical inside, and pretty, too, with a planter corner as a highlight. You'll find a den or bedroom on one side and the gorgeous beamed family room at the back. Stop for a moment and enjoy the fireplace corner, or have a look at the rear garden and terrace through the back window wall. On a more practical note, there's a complete laundry room, with a most convenient and tidy lavatory adjoining it, all very close to the rear service door. Living, dining and kitchen areas are on the level up three steps to the right. A curved bay in the

kitchen invites a dinette table (and don't think the youngsters won't use this for homework and snacks). The living room and dining room form a most attractive L-shaped area, and a second fireplace is shown as a homeowner's option in the living space. Three bedrooms and a split bathroom area are found on the upper level. Seven closets are a blessing to an active household up here. The bath combines master lavatory, private tub enclosure and family lavatory (2 toilets, 2 vanities and tub room plus towel storage in this well-planned unit). This is a home that turns tired city commuters into country squires as they turn the key in the lock each day.

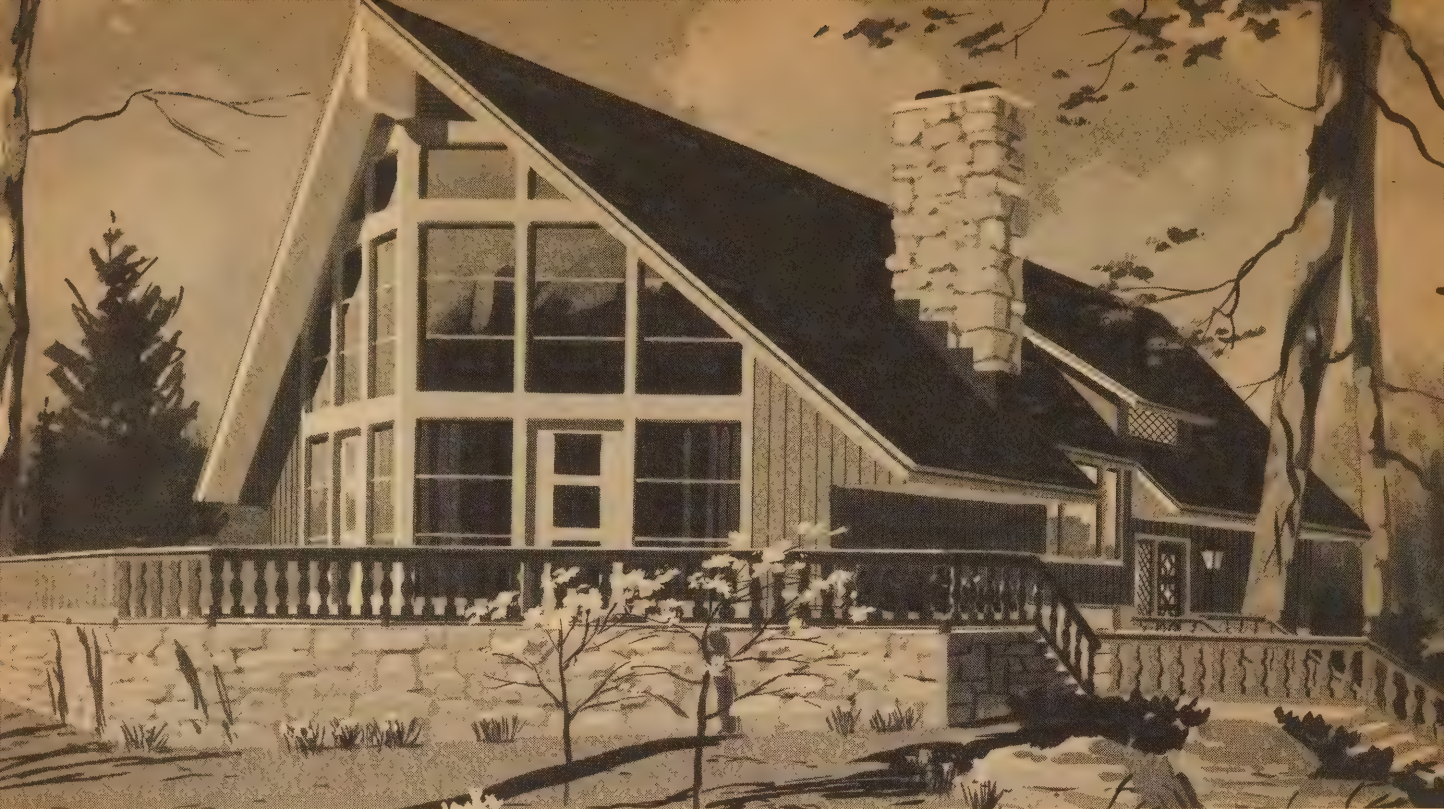
Overall Dimensions: 67'5" x 33'8".  
Square Feet: 1,195 perimeter area, excluding garage.  
Architect: Herman H. York.



HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## That A-Frame Advantage

## Plan No. 6723-N

Searching for a home for moderate sized property? This A-frame has that advantage—yet it provides plenty of living space on its three levels, making it ideal for suburb, shore, or country. The lower level of this distinctive home offers a window-brightened garage, a basement for storage and laundry facilities, and a large "rec" room. The complete bath insures easy clean-ups during the transition from outdoor play to indoor fun. From here stairs lead to the first floor. The home's main entry, with an adjoining pane of fixed glass, is on the first floor, providing a gracious welcome for guests. At one end are two bedrooms and another bath. Beyond is the sunny dinette, and

the U-shaped kitchen features an opening over the sink that keeps a cook in touch with conversations in the living room. Serving is easy to the formal dining room, which is also a sunny room. But the best advantage is yet to come—guests descend past a three-way fireplace into the magnificent, dropped living room. It is immense, with breathtaking windows reaching from the floor to the two-story high cathedral ceiling. While the flanking walls are uninterrupted by windows, the prow-shaped glass wall bathes the room in fresh, natural light. There are two entries to the wrap-around, flagstone-covered sun deck, which is surrounded by plants and ornamental railing, and sports a dining terrace on one side. A flight of stairs leads down to the garden, road, or beach. The home's second floor, reached from the foyer stairs, contains the master suite with a third bathroom and closets that rival the ones on the first floor. One advantage on this floor is the eave storage space that flanks the master room; another is the large studio with dressing alcove. Separated from the master room, the studio can be used as a study, den, or additional sleeping quarters. The open railing gives an enchanting view of both the living room below and, through the glass wall, the garden beyond.

Overall Dimensions: 26' x 48'4".

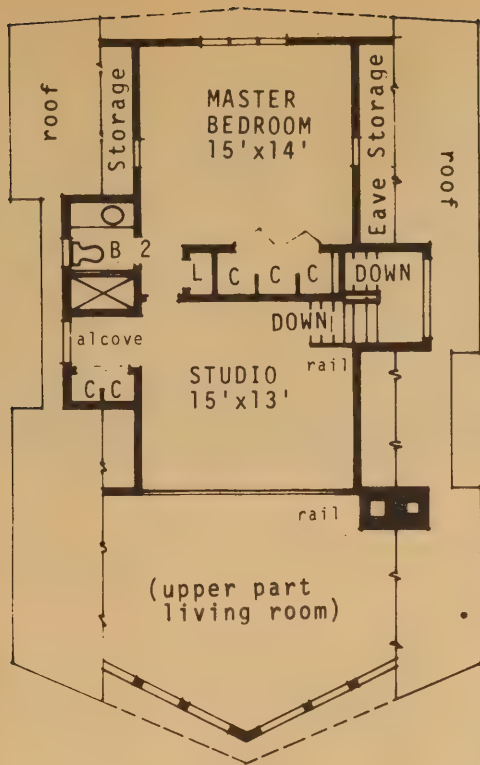
Square Feet: 1,105 1st fl.; 550 2nd fl.

Architect: Lester Cohen.

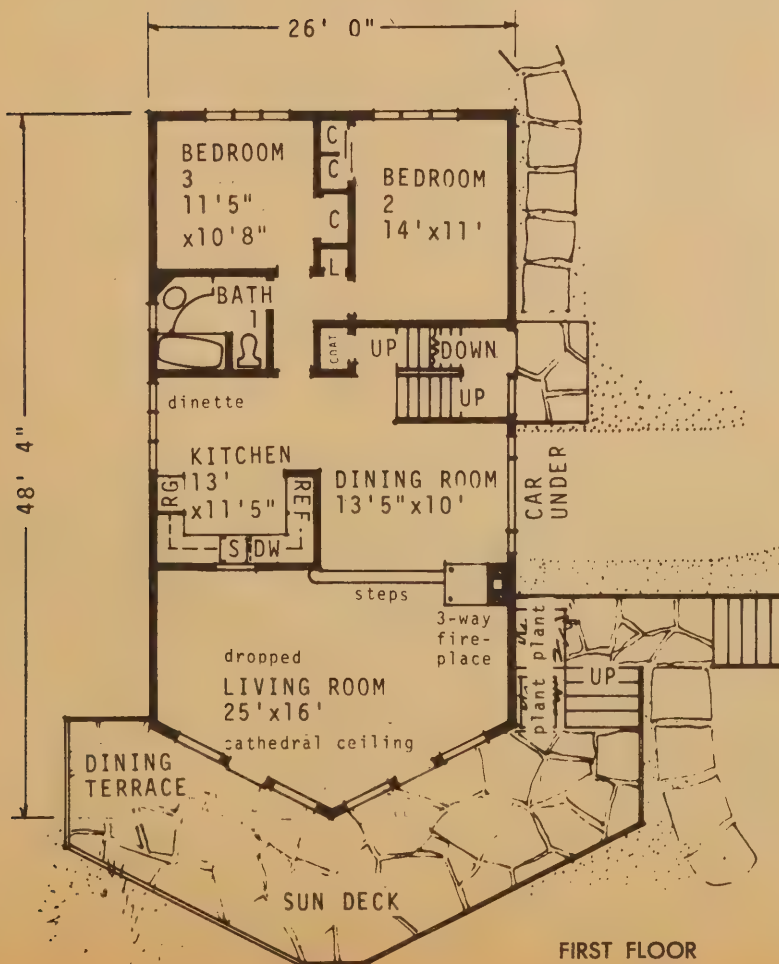


View from dining room, past a three-way fireplace, to the soaring glass wall of the sunken living room.

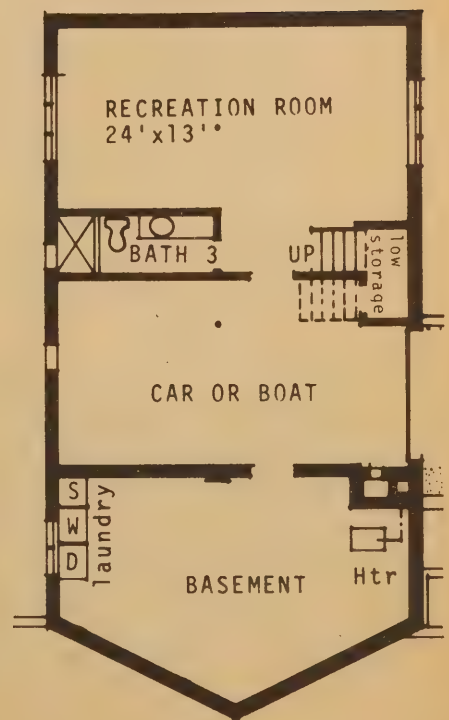




SECOND FLOOR

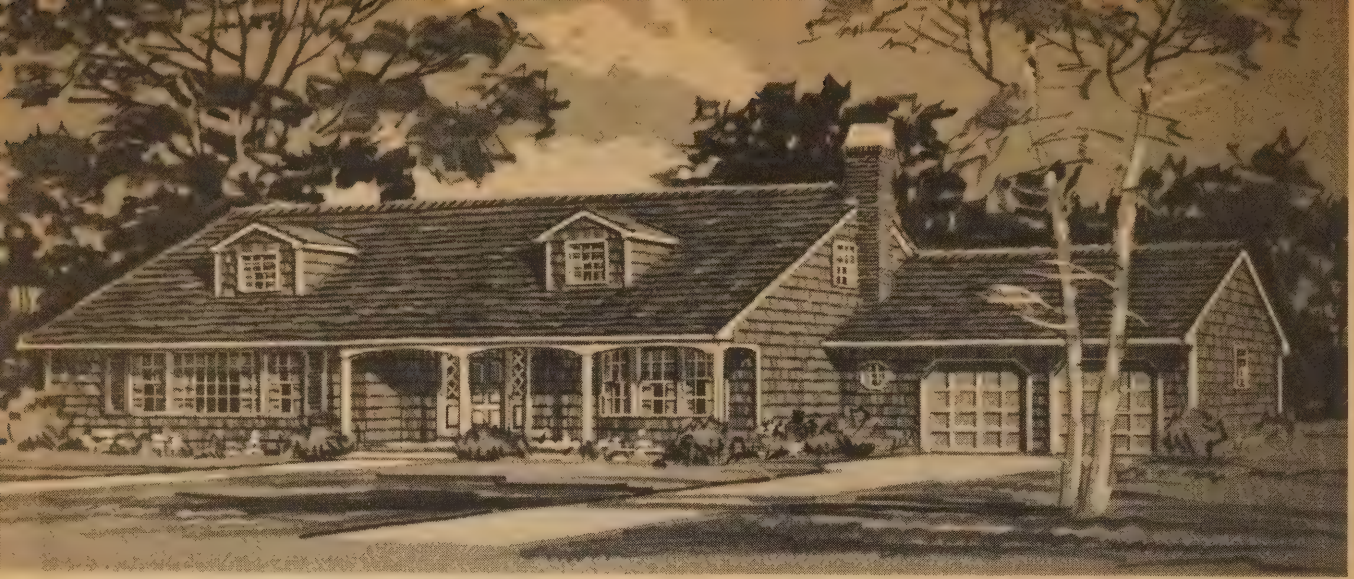


FIRST FLOOR



LOWER LEVEL

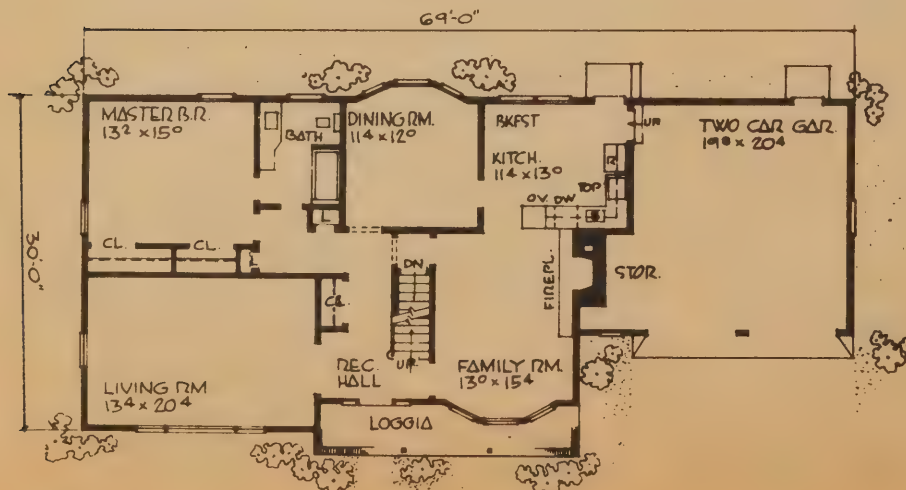
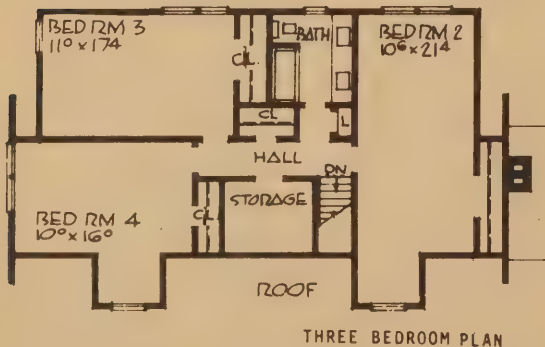
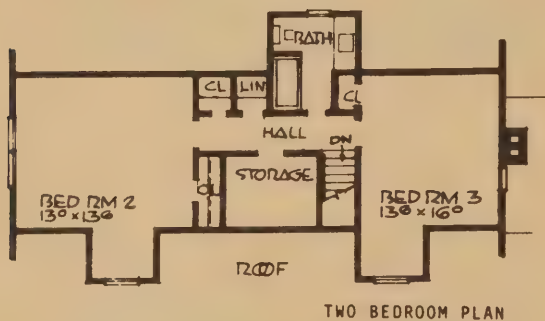




HOUSE PLANS, 48 W. 48, N. Y. 10036

## Expansion with Options

## Plan No. 5696-N



Country living at its best is offered by this handsome traditional plan, with a master suite on the first floor, and the choice of either two or three additional bedrooms on the second floor. With either the two- or three-bedroom plan for the second floor, each of the bedrms enjoys cross-ventilation and plenty of closet space. The master bedroom downstairs enjoys a quiet rear location, with double closets lining a full wall of the room, and has its own door to the full bath that serves the first floor. The front door of the house opens onto a reception hall with a big coat closet. There is direct access from the reception hall to the living room on the left, family room on the right, dining room, master bedroom and the stairs to the second floor. The living room has a stunning picture window on its front wall, and plenty of unbroken wall space. The family room, which is open to the kitchen, has a bow window and a handsome fireplace with an extended hearth. The kitchen is ideally located for service to dining and family rooms, with a breakfast corner by a double window, and doors to the backyard and attached garage. The dining room is perfect for any occasion, with a beautiful bow window along its entire rear wall.

Overall Dimensions: 69' x 30'.  
 Square Feet: 1,115 1st fl.,  
 685 2nd fl. (2-BR), 925 (3-BR).  
 Architect: Fenick A. Vogel.



# Custom Features with Easy Upkeep

Plan No. 5032-N

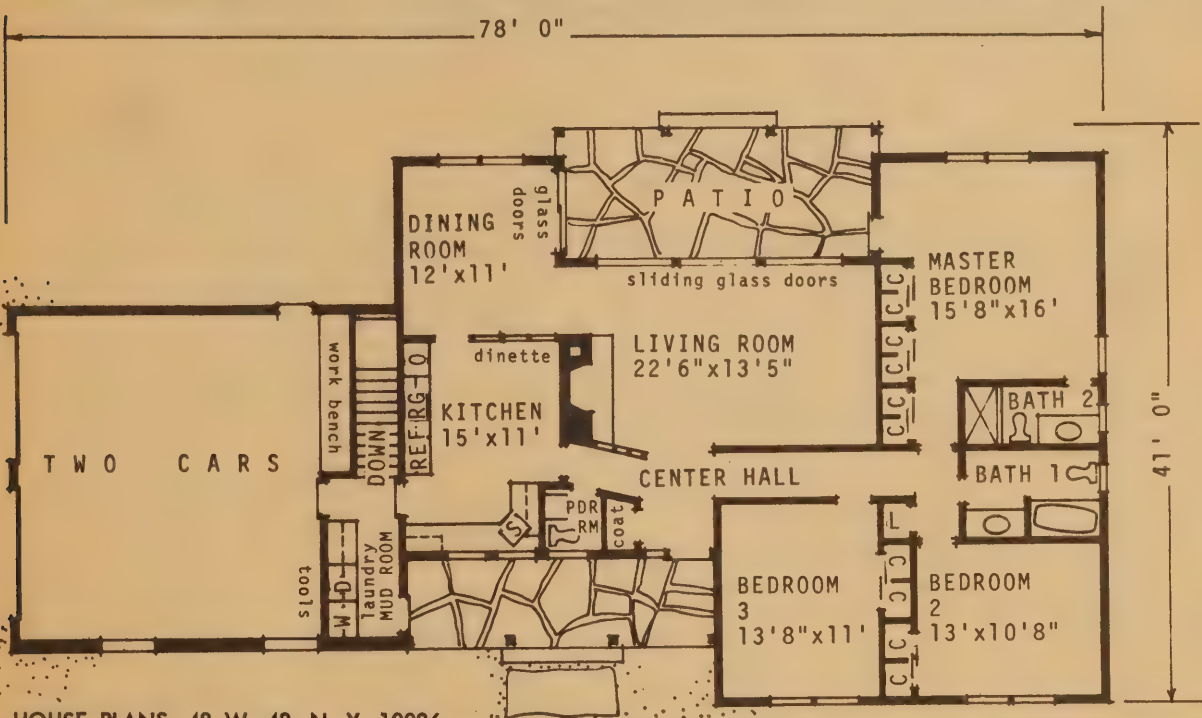
A two-car garage, two and a half baths, two patios, and good sized rooms give this house a feeling of luxurious spaciousness. This is evident as soon as one steps across the covered flagstone front porch into the large center hall and is drawn into the inviting living room with sliding glass wall and patio at the other end. There are two unbroken walls for attractive furniture arranging. The living and dining rooms, patio, and kitchen form a neat, step-saving rectangle that makes entertaining a pleasure. The living room is the focal point of the house. Its large fireplace with an extended wall could be the center of activities during chilly days, while the patio, extending the entire length of the living room, invites one outdoors during warm weather. It could almost be considered an-

other room. The two full baths are in the bedroom wing, while the powder room is handy to the living and working center of the house. The master bedroom has its own bath with enclosed shower, a wall of sliding door closets and its own entrance to the patio. For maximum quiet, the large closets in the bedrooms act as buffers along the walls, so that no bedroom shares a wall with any other room. The laundry and mud room is conveniently located so there is direct access from the garage, kitchen and front porch. In a sense this is a service entrance to the kitchen. The stairway to the basement is also here. The corner sink in the kitchen gives lot of unbroken counter space under the front windows for a cheerful view while working.

Overall Dimensions: 78' x 41'.

Square Feet: 1,485, excluding service.

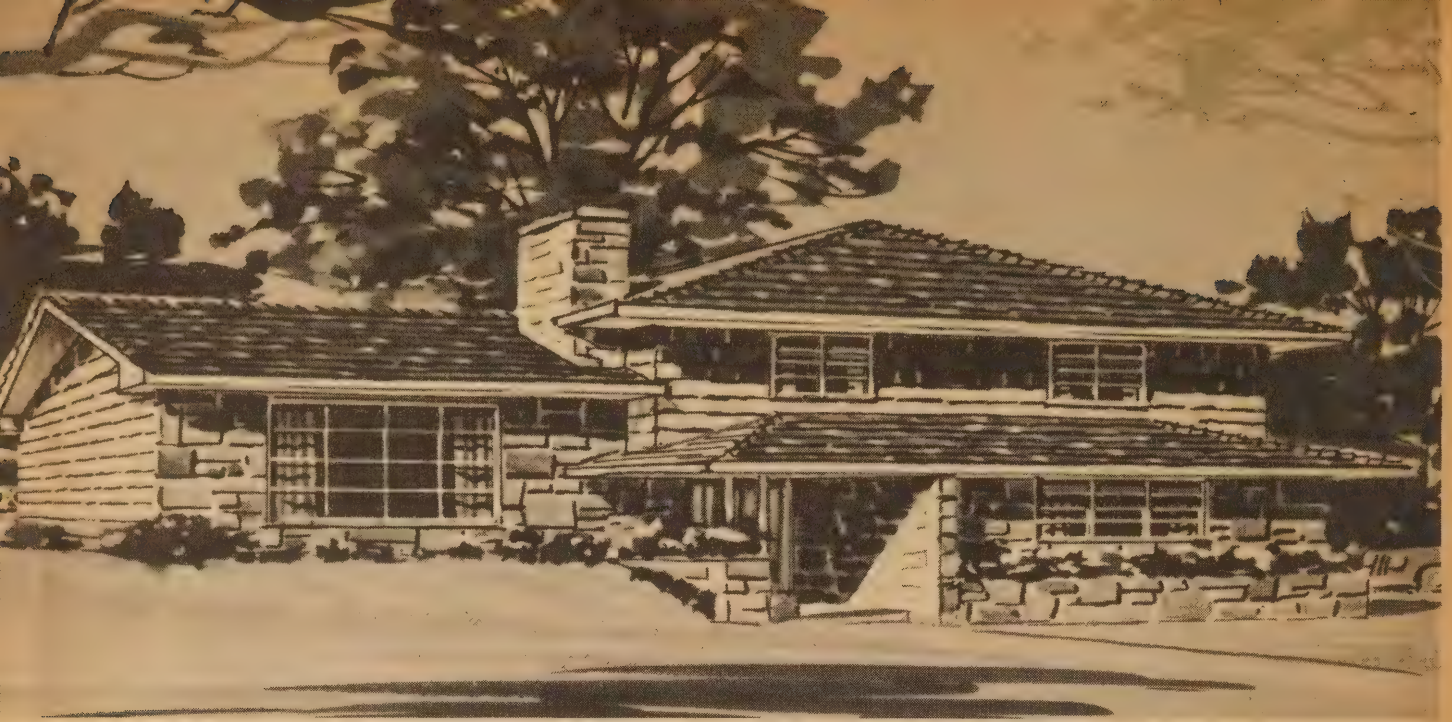
Architect: Lester Cohen.



HOUSE PLANS, 48 W. 48, N. Y. 10036







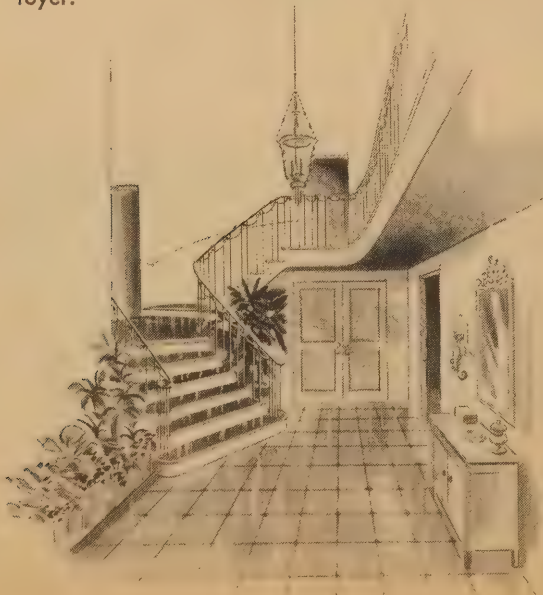
HOUSE PLANS, 48 W. 48, N. Y. 10036

## Curved Staircase Split-Level

## Plan No. 8413-N

A graceful curved staircase connects the three main levels of this home in a most charming manner. The staircase begins in the foyer, making an impressive entrance. The foyer has been designed to include a large coat closet and a spacious planter, and you might like to put a large and handsome plant in the stairwell, too. Beyond the foyer, on the lower level, there is a nicely planned recreation room with a curved corner bar and glass doors opening on the yard. Adjoining this is a lavatory with a vanity sink, and a mud room that includes laundry facilities and

Charm and an open look are achieved for the introduction to this home in the lower level foyer.



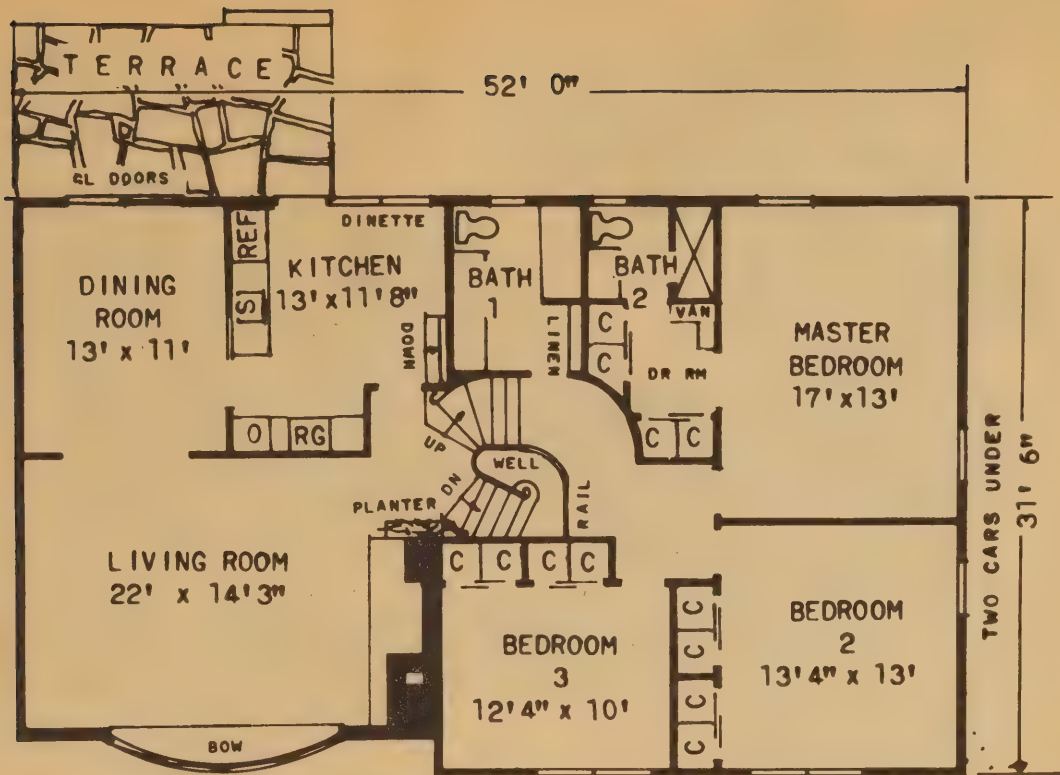
an outside entry. A short and convenient flight of stairs goes from this area up to the kitchen. The attached two-car garage, with a full-width storage area concealed by folding doors, has an inside foyer entrance. A second planter adds interest to the stairs on the main landing and to the fireplace in the living room, too. This fireplace has an extended hearth and is a very handsome, and important, feature of the living room. Sixteen sparkling panes and a window seat add up to a bow window that's decorative and distinctive. Sliding glass doors open from the dining room to the terrace—this room, like the living room, is very private yet very accessible. The kitchen is planned to give you a terrace entrance and a well-lighted dinette corner in addition to a good arrangement of appliances and cupboards. A curved hall and fancy stair rail make a pretty introduction to the bedroom level. Each front bedroom has two double closets with sliding doors; the master bedroom has the same closet arrangement in a dressing room, and a corner vanity, too. The master bath and the family bath have both been planned for your convenience. The exterior of this home, with its unusual roof line, sheltered porch and stone and shingle siding, is particularly attractive. Two stone planters lend a year-round touch of beauty to the front entrance.

Overall Dimensions: 52' x 31'6".

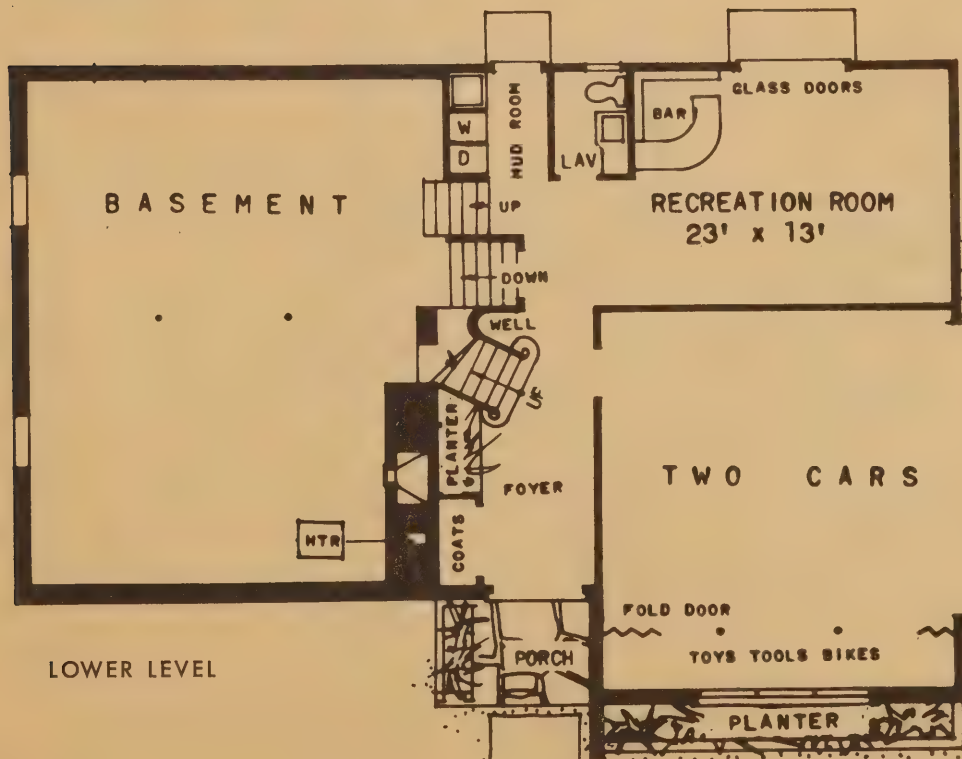
Square Feet: 1,485 living and bedroom levels.

Architect: Lester Cohen.



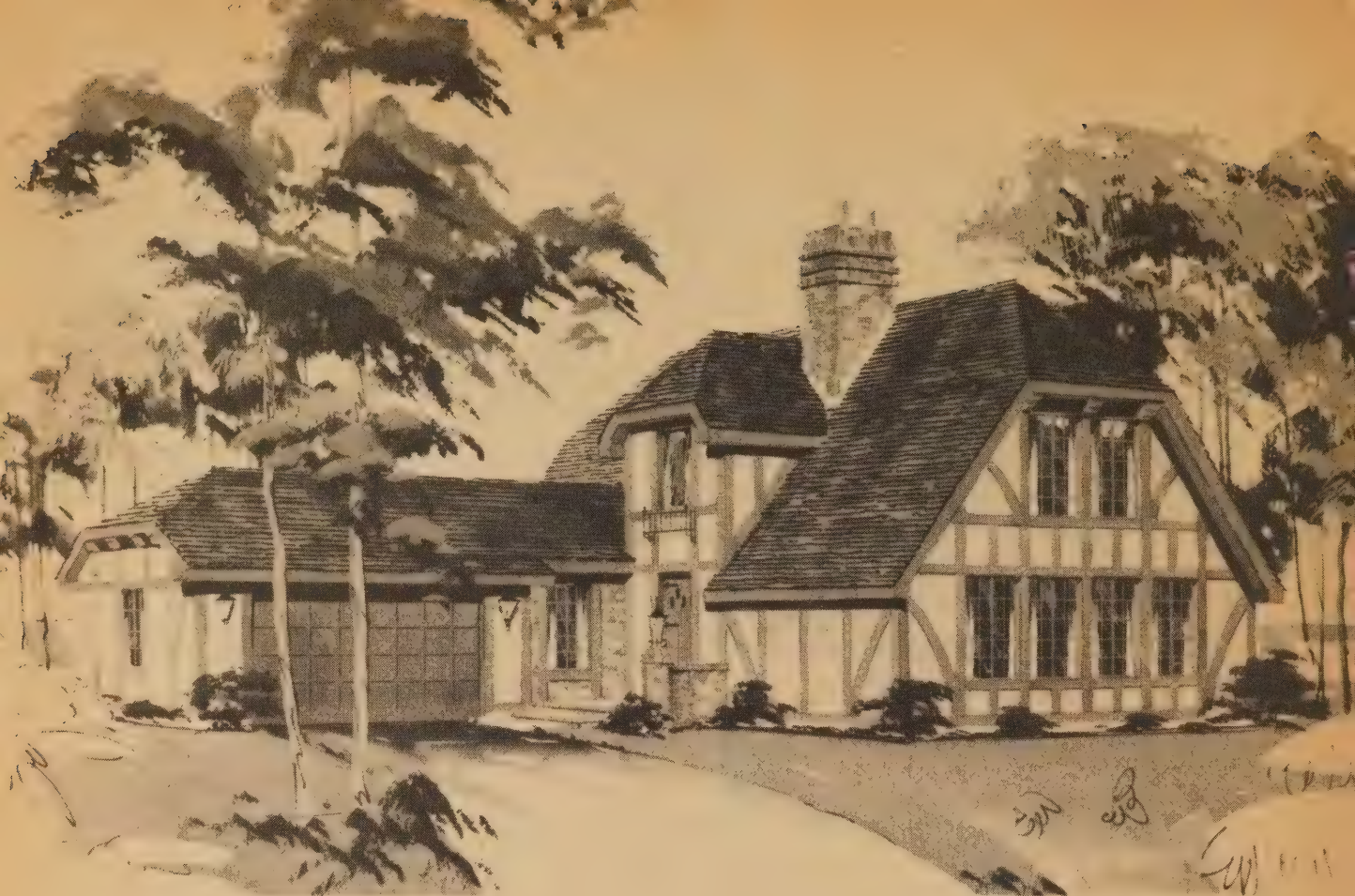


FLOOR PLAN



LOWER LEVEL





HOUSE PLANS, 48 W. 48, N. Y. 10036

## The Hampshire Cottage

## Plan No. 6722-N

Proportioned for a family of any size, this home captures the unexcelled beauty of the English cottage. The window treatment is distinctive, and the handsome rooflines and half-timbered stucco give the look and feel of permanence. But look how modern the floor plan is. There are four bedrooms—two of them on the first floor, permitting a wide range of expansion possibilities. If your family or budget is small, these bedrooms, plus the adjacent split-bath, will satisfy your needs—and you can finish off the upstairs rooms when you need them. Whether you complete the second floor at the outset or later, it provides those two other bedrooms, a studio (ideal for extra sleeping quarters or study or hobby area), and another bath (located above the first floor bath for plumbing economy). Another expansion possibility is the service-garage wing. Whenever you choose to add this wing, it offers good garage storage, good closets and lavatory in the service section, and a laundry. Householders may clean up here before entering the rest of the house, and service deliveries may be made to the backdoor. This area is also accessible from the front foyer, so the lavatory may serve guest

needs, in addition to the nearby split-bath. The cathedral-ceilinged living room, brightened by two levels of windows, becomes even more intriguing as guests notice the balcony studio that overlooks the room. Spiral stairs lead to the balcony, which is above the dining room, creating a visual separation of dining and living sections, although the sections blend together well for the big party. Flanked by a brick wall and a planter, the fireplace here provides the hospitable warmth for which the English countryside is renowned. The kitchen, reached from foyer or dining room, has plenty of counter space and a roomy dinette. You may put sliding glass doors here if you wish, and there is another door that opens the dinette to the side yard, where you may plan an optional deck for fresh-air gatherings. For the spacious rooms that you get, the overall dimensions remain remarkably suited for a moderate lot—or any lot where Tudor taste lends distinction.

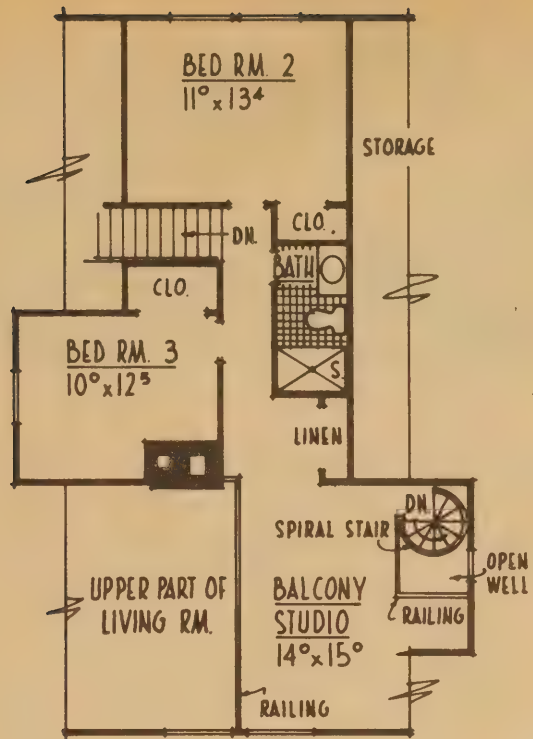
Overall Dimensions: 61'6" x 46'.

Square Feet: 1,267 1st fl. excl. service; 676 2nd. fl.

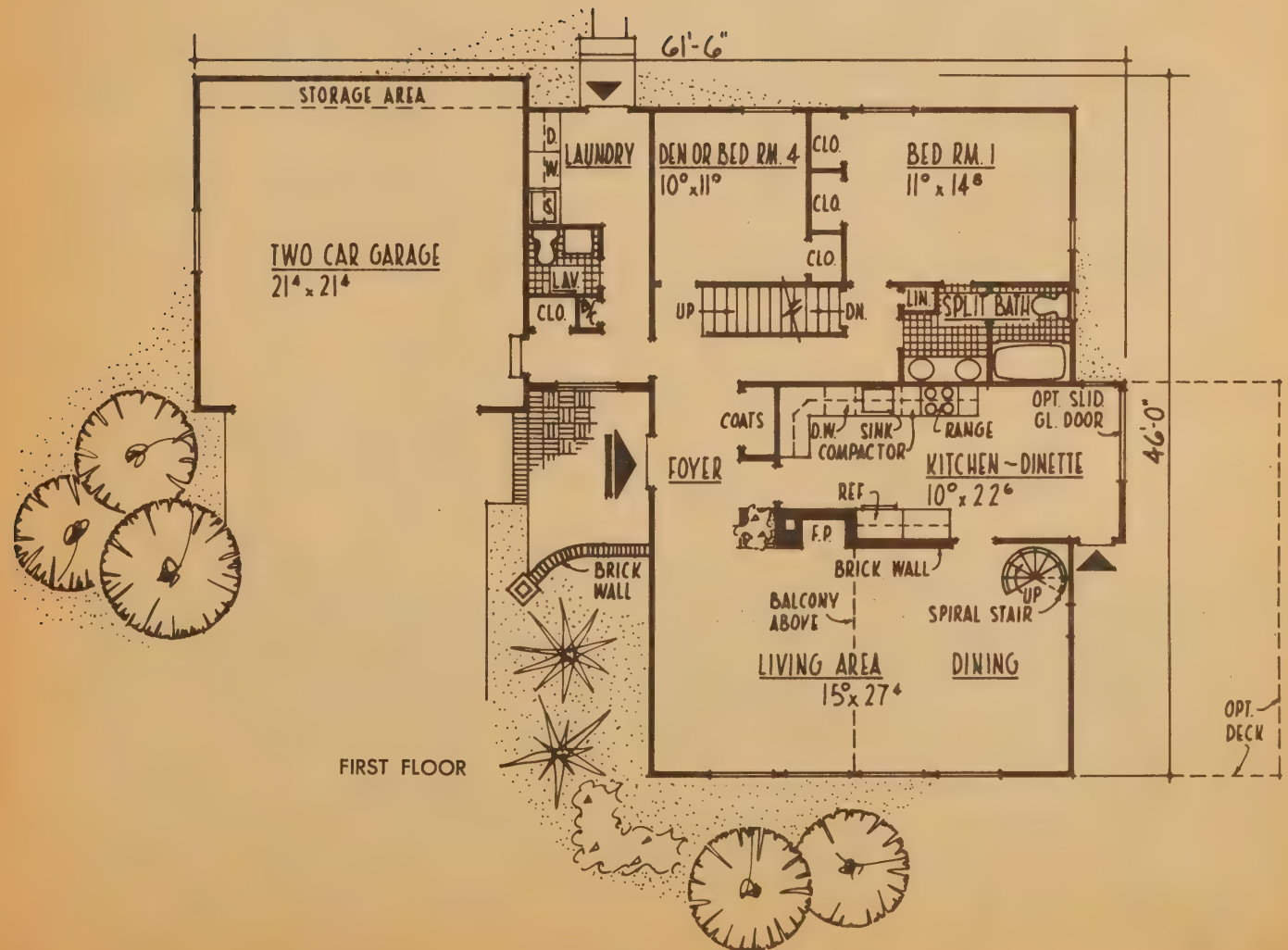
Architect: Herman H. York/Raymond E. Schenke.



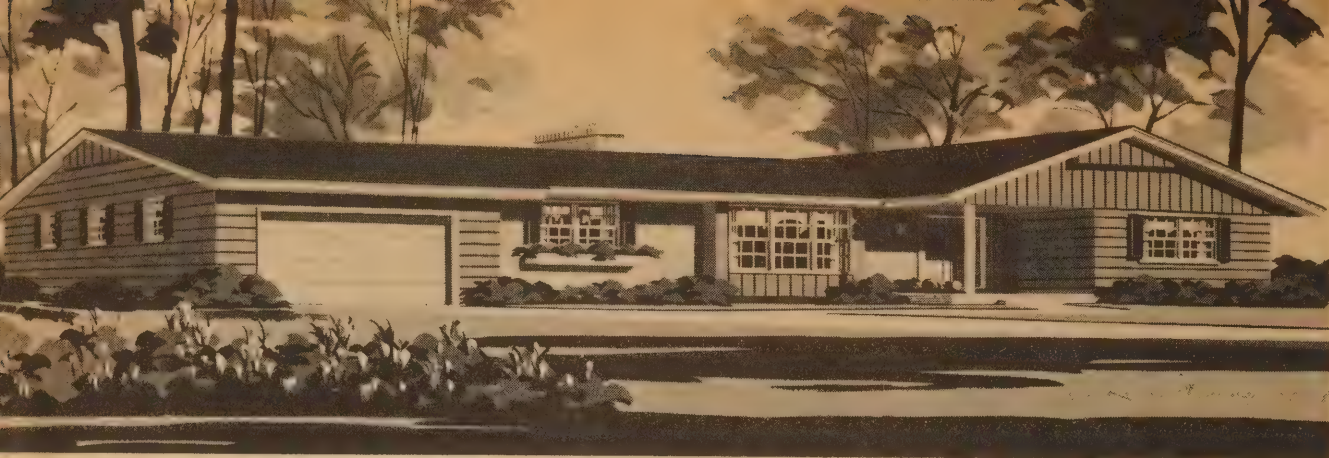
SECOND FLOOR



FIRST FLOOR







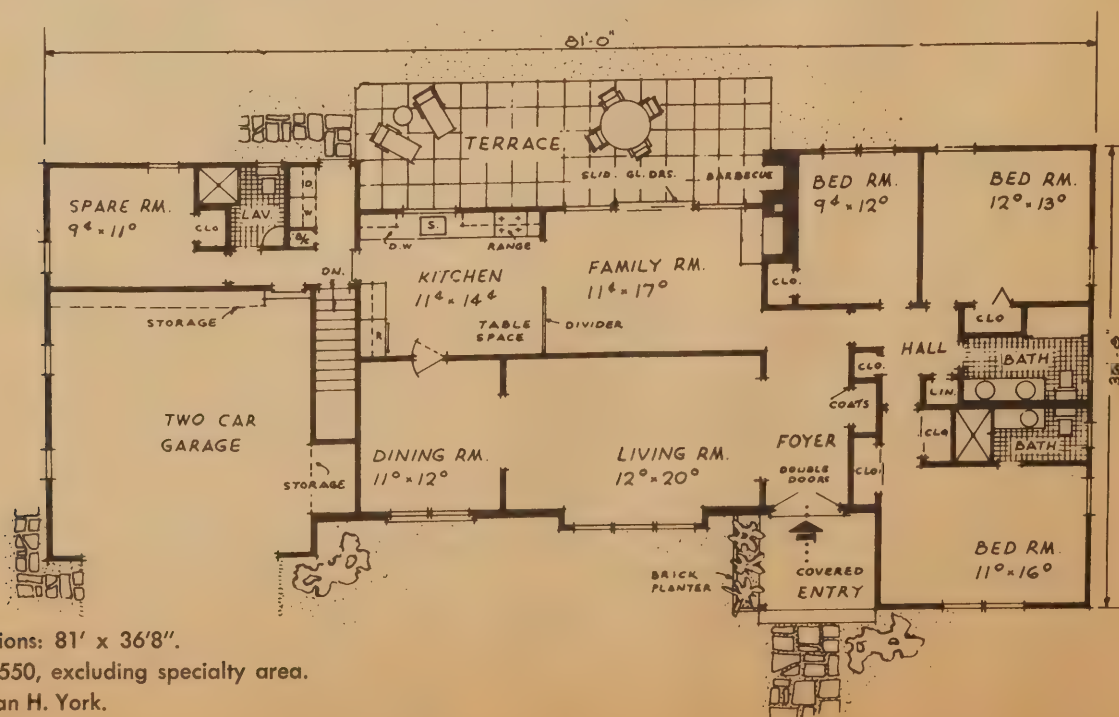
HOUSE PLANS, 48 W. 48, N. Y. 10036

## Modern Colonial

## Plan No. 7504 -N

The exterior of this ranch house has a definite colonial look about it; clapboard, with a bit of vertical siding and rosy brick, set off by six-over-six shuttered windows. The simple beauty of the roof line and the garage doors are complemented by a window box and a brick planter. A covered entry leads through double doors to a well lighted foyer containing a large coat closet. You will, of course, decorate the interior to suit your own tastes, from Colonial to modern, but you will be pleased to find that the floor plan is very modern indeed. Both the living room and the dining room are large and generously supplied with windows and both are well away from any through traffic, hence easy to keep looking neat for formal entertaining. The day-by-day activities of the family can be concentrated at the rear of the house, where there is a lovely family room that includes a fireplace, two huge windows and sliding glass terrace doors. A simple divider gives it just enough privacy from the kitchen.

In addition to a corner table space and a well balanced placement of utilities and cupboards, the kitchen has a window overlooking the terrace and a service door. This door leads to a specialty area which combines a basement entrance, a broom closet, a laundry area, a rear entrance, a lavatory with an enclosed shower, a spare room with cross-ventilation and a closet and an inside door to the garage. The possibilities of a spare room like this one are, of course, endless. It should be noted that the two-car garage has two extra storage spaces available. Each rear bedroom has two windows and a large closet, and the master bedroom has three windows giving double exposure, two closets with sliding doors and a private bath. There are two storage closets in the hall outside the bath and in the bath itself, a double vanity sink for added usefulness. A terrace such as this, with privacy and a corner barbeque, is intended to extend your living pleasure through the year.



Overall Dimensions: 81' x 36'8".

Square Feet: 1,550, excluding specialty area.

Architect: Herman H. York.



# Easy Maintenance All-Around

Plan No. 6326 -N

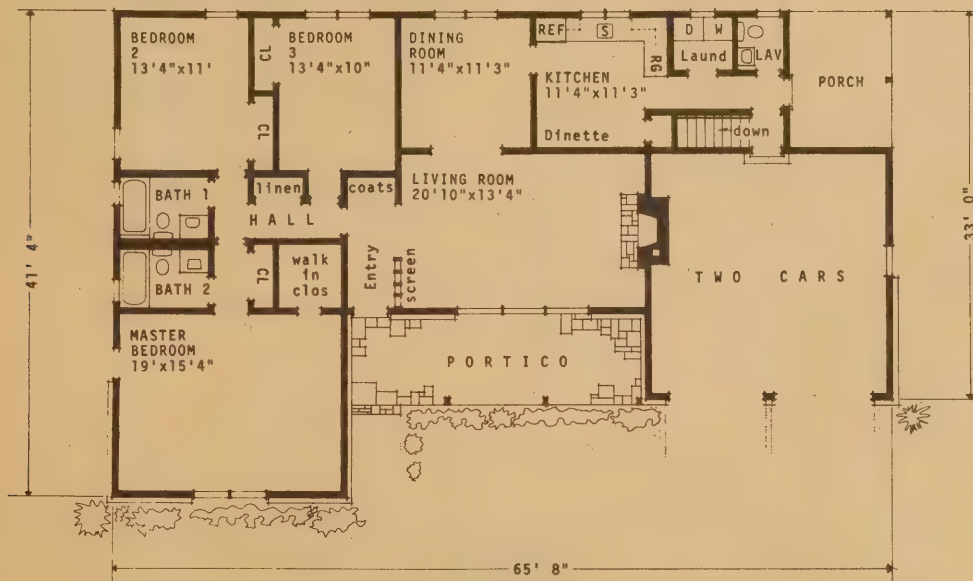
There are many benefits which you may rightly expect to get from living in a new house and all of them are included in this design. One of the most important is easy maintenance, which means added time for the enjoyment of family activities. The exterior is constructed of brick with board trim and the design is so attractive that it needs only the simplest of foundation plantings to set it off properly. Set straight back from the driveway for trouble free operation in the winter, the garage has doors in an arched design which is echoed by the arches of the front portico and the side porch. Just inside the front door there is an entry with a large coat closet and a divider screen on the living room side. The living room has three very large windows which face on the portico and a fireplace centered on the end wall, two very important focal points for decorating. Ideally situated for entertaining, the living room is complemented by a well-lighted formal dining room to the rear. In the kitchen

there is an L-shaped arrangement of appliances and cupboards, designed to save steps and time, a double window over the sink which helps in supervising youngsters at play outside, a roomy dinette corner and a convenient storage closet. Next to the kitchen there is a work-saving area with a laundry room and lavatory. You can reach stairs to the basement and doors to the porch and two car garage here. All three bedrooms open off a short hall to the left of the entry, as does the linen closet and the family bath. This bath has a tub and a vanity sink and is identical with the private bath in the master bedroom. The master bedroom also has cross-ventilation, a walk-in closet and another large closet. Both of the family bedrooms have extra wide closets and two windows apiece. With a floor plan such as this you can sail through housekeeping chores as easily as you can through the outdoor chores and the whole family will be the richer and happier for it.

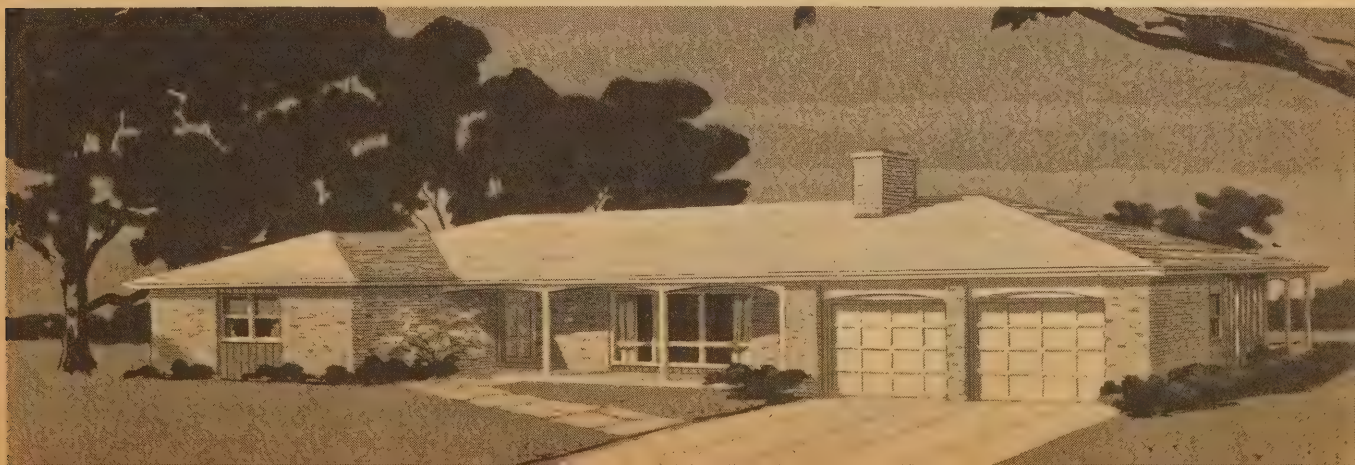
Overall Dimensions: 65'8" x 41'4".

Square Feet: 1,505.

Architect: Herbert C. Struppman.



HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Distinctive Family Kitchen

Plan No.4060-N

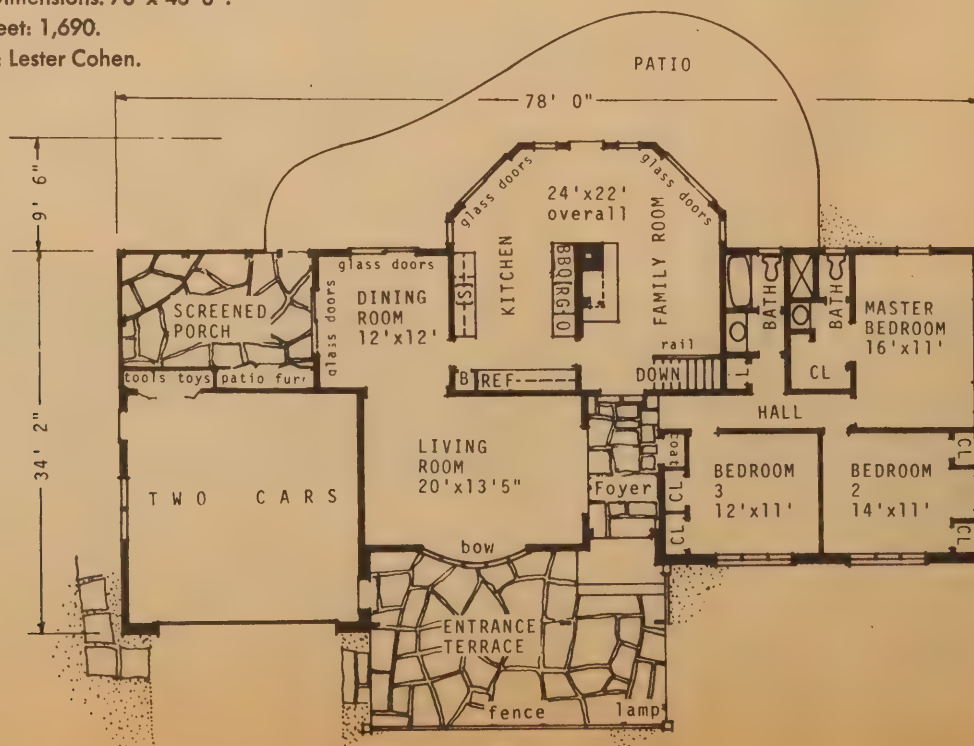
Today's trend toward living and entertaining in style and comfort focuses attention on this imaginative plan, featuring a large family kitchen. Set at the rear of the house for privacy, it angles out over the free-form patio in a semi-circular arrangement of sliding glass doors and windows, which makes it a part of the outdoors. Supervision of children's activities is simple in this open plan. Set in the center of the room is a brick core with wall oven, range and barbecue on one side and a raised-hearth fireplace on the family side. The kitchen has two additional walls of cabinets and appliances. The living and dining room are adjacent to the kitchen, so guests may wander informally from one area to the other, yet they are completely separate for more formal entertaining. The dining room is also attractively surrounded by the outside with sliding glass doors from the patio and a screened porch, which borders the patio. Here there is space for patio

furniture with an additional storage area in the garage. The attractive bow-windowed living room is reached through a large arch from the entrance foyer. This large foyer, which leads directly to all parts of the house with a minimum of steps, is an inviting area with a flagstone floor extending from the front terrace through a double door entry. The bedroom wing has two full baths. One, with enclosed shower is in the master bedroom, which also has a large walk-in closet; the other bath serves the rest of the house. Other bedrooms each have two closets. The stairway to a full basement is tucked away behind an iron railing at the end of the family room, just beyond foyer and bedroom hall. Utilization of the basement area makes this house a gem. There is space for laundry equipment, a lavatory, a large walk-in cedar closet and a wine cellar.

Overall Dimensions: 78' x 43' 8".

Square Feet: 1,690.

Architect: Lester Cohen.



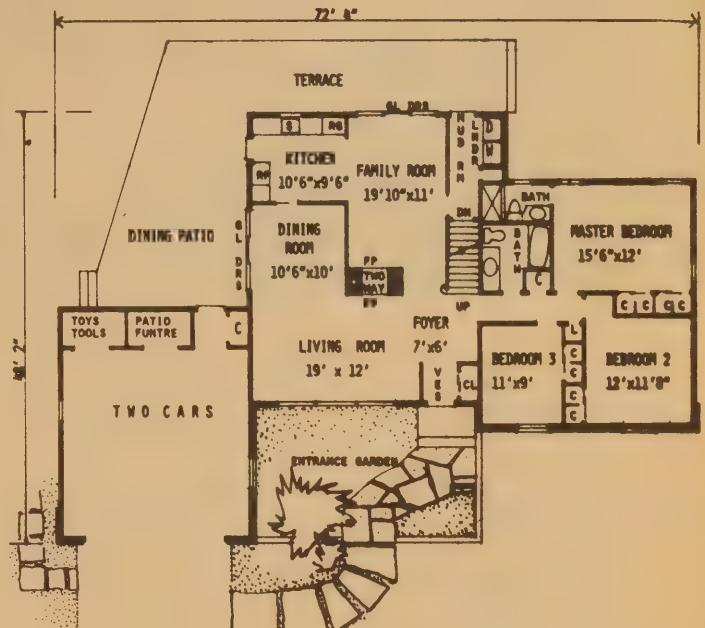
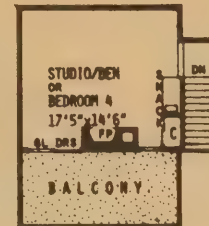


# One Great House

Plan No. 5719-N

A great house is not a big or expensive one, but one that lives and looks as if no expense had been spared, while actually keeping a realistic eye on the building budget. By this—or any other criterion—this is a great house. The exterior shows a beautiful scale created by the clustered masses of garage, living and bedroom wings. Hipped roofs over the garage and the bedrooms balance the two-story height of the central living section, which features a charming balconied studio with fireplace. The entry to the house is through a formal garden area, into a vestibule and foyer, with a guest closet placed by the front door. To the left, living and dining rooms form a specious ell; straight ahead, the family room and kitchen make a second ell, with all four spaces interlocking to provide marvelous flow of traffic, and with living and family rooms sharing a central two-way fireplace. There are sliding glass doors from the dining room onto a dining patio, and from the family room to a rear terrace. The kitchen is open-planned with the family room, but is shut off from the dining area through a space-saving pocket door. A laundry-mudroom is off the family room, with a back door—there is one in the kitchen also—and the stairs to the basement. The bedroom wing has three large bedrooms, with common walls lined with closets for added privacy as well as excellent storage. The master bedroom, toward the back, has a private bath with stall shower, and the family bath is placed where it is convenient for bedroom,

household and guest use. The upstairs studio—which can be used as a den or fourth bedroom—has a fireplace and built-in snack bar (optional), and sliding glass doors to the front balcony.



Overall Dimensions: 72'4" x 48'2".  
Square Feet: 1,405 1st fl., 280 studio.  
Architect: Lester Cohen.

HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## The Tradition Gets Better

## Plan No. 6721-N

Our forefathers graced the American countryside with homes highlighted by shuttered, multi-paned windows, graceful bow windows, blends of wood shingles and sturdy brick—and then capped off their gabled roofs with dovescotes and weather-vaned cupolas. This home incorporates their wise sense of styling—yet offers a floor plan that only generations of American know-how could make better. The home has superb separation of areas. The living room, for instance, occupies its own wing, insuring that it will be ready for company at all times. Front and rear bow windows and a centered fireplace instill Colonial flavor into the room, which also has a lovely view of the rear garden, enclosed on three sides. The front foyer also shares this view; and even the stairs that rise to the second floor are brightened by the windows facing the garden. This foyer is impressively two stories high, and is reached from the window-paned double doors of the covered front entry. The foyer couldn't channel traffic better, for, down two steps to the left, is a smaller vestibule catering to guest needs with twin closets and a lavatory. Straight ahead from this area is the formal dining

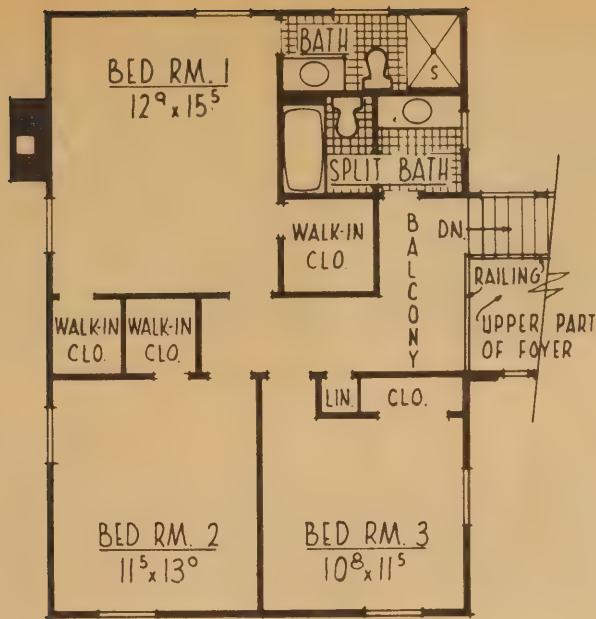
room, which remains as secluded as the living room. Shielding these formal areas from the informal rooms are folding doors, easily opened for the largest of entertaining occasions. The family room offers a fireplace flanked by windows, a rear wall of sliding glass joining the terrace, and a snack bar open to the kitchen to facilitate serving casual meals. The U-shaped counter and appliance arrangement in the kitchen is the best design for avoiding unnecessary steps, as is the adjacent laundry room with twin closets, including a pantry. One closet could handle wet weather gear as householders enter from garage or side yard. Upstairs, a balcony overlooks the foyer from an open rail. A split-bath serves the two front bedrooms, while another bath serves the rear master room. All three bedrooms are cross-ventilated and have very good closets—the master room has two walk-ins.

Overall Dimensions: 52'8" x 54'8".

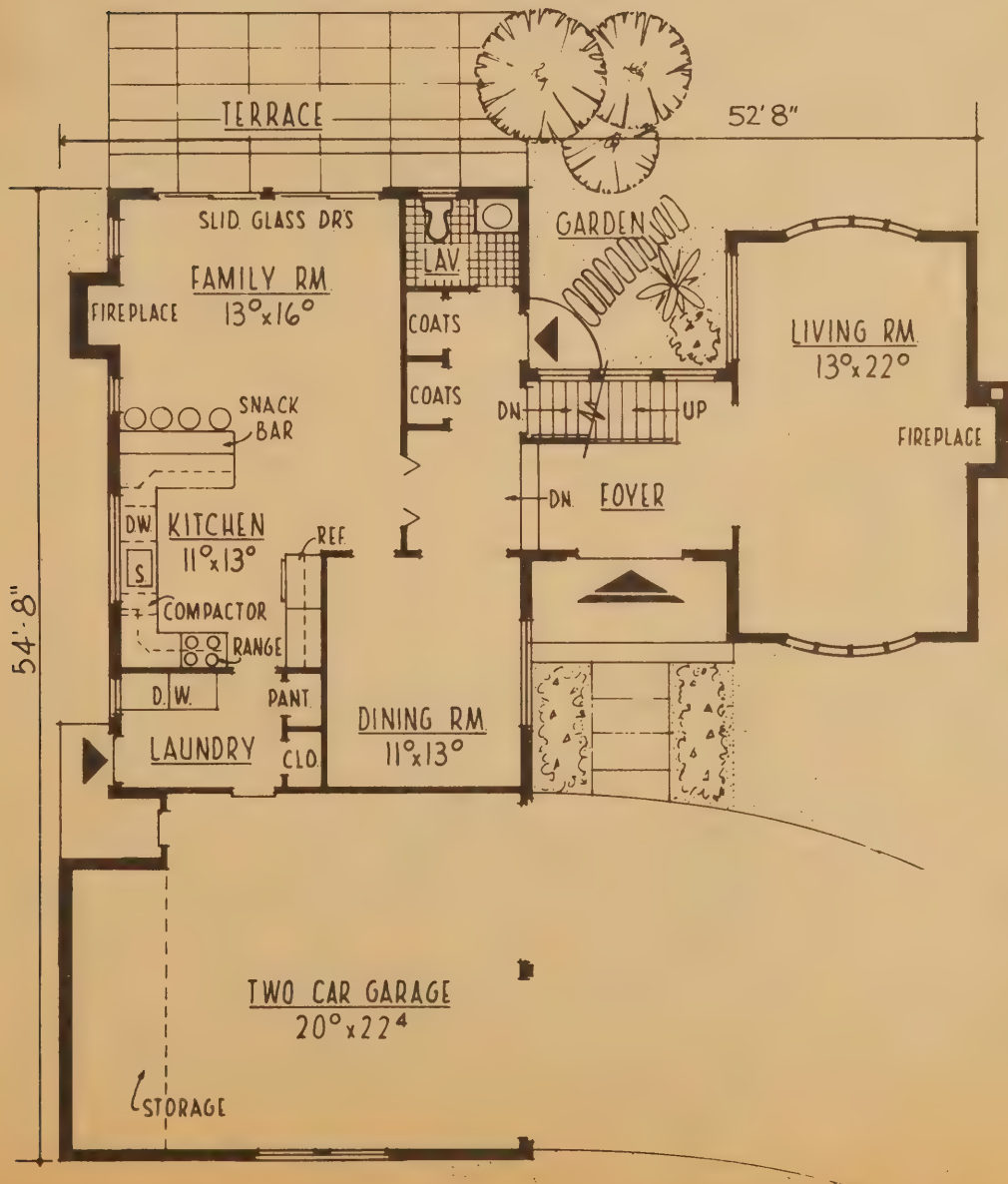
Square Feet: 1,145 1st fl.; 760 2nd fl.

Architect: Herman H. York/Raymond E. Schenke.





SECOND FLOOR







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Heritage House Appeal

## Plan No.2935 -N

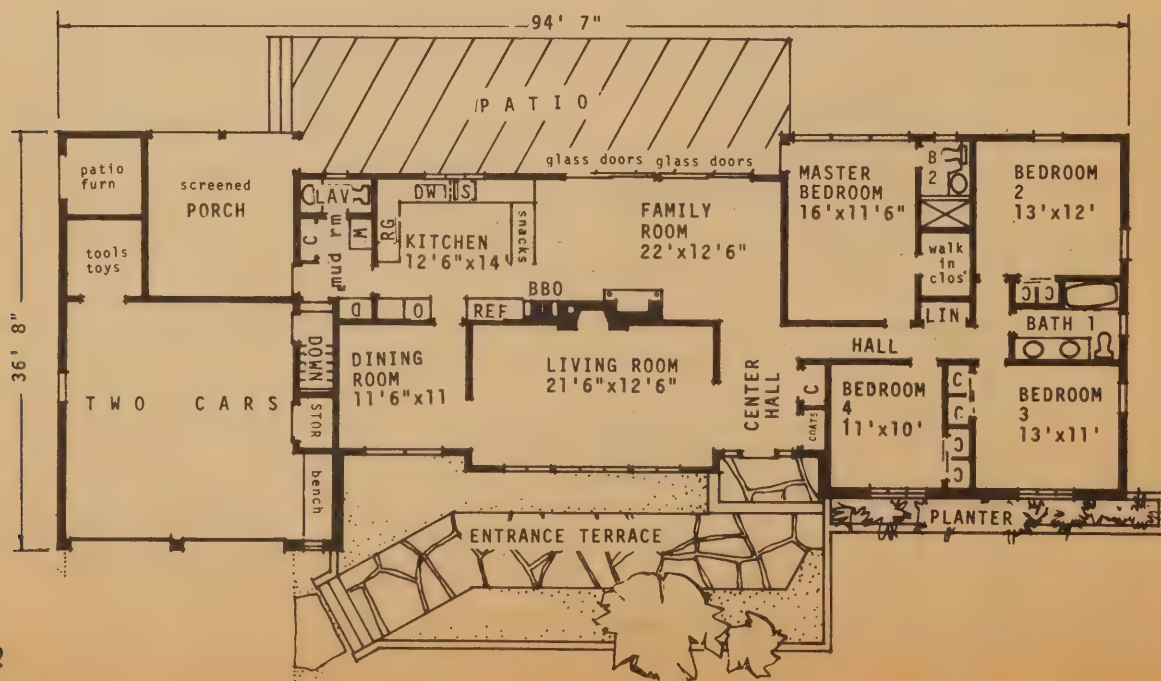
This home is not just for today or tomorrow, but for the wonderful future, for you and your children to live in and love. It is a sleek, modern ranch with the ageless good looks of brick and wood, beautifully accented with a raised flagstone entrance terrace that continues to form a planter framing the bedroom wing. There is character added by the forward placement of the garage with deep-pitched roof and cupola and double doors with criss-cross molding repeating the pattern of the diamond-paned living room windows. Space is starred in every room, even the foyer with double coat closets. The living room is to the left, with a beautifully centered fireplace offering many decorative possibilities, and a dining room is beyond. These would be reserved for the most formal occasions, unless adults wished to entertain while a teenage party was in progress, for the family room and kitchen, of magnificent proportions, exude a warmth and hospitality that make them the natural gathering place for family and friends. The family room has

double sliding-glass doors to a huge patio to accommodate overflow crowds and boasts a lovely brick wall with copper-hooded fireplace, raised hearth and a built-in barbecue. The dream kitchen is surrounded by counters and appliances. In addition to the sink and dishwasher under three windows facing the patio, there is a range, wall oven, refrigerator, and a snack bar which can double as a buffet. Next to the kitchen is a mud room with closet, washer, dryer, and lavatory, shielding the kitchen from undue mess, as it screens entrance from garage, basement, and porch. This delightful screened porch off the patio makes it very easy to move from sun to shade or to enjoy the outdoors even in a sudden downpour. The two-car garage has a built-in work bench with a window and ample storage, besides two additional storage areas behind the garage, one for patio furniture with direct access to the garden. The bedroom wing contains four good-sized bedrooms with fine window placement and double closets.

Overall Dimensions: 94'7" x 36'8".

Square Feet: 1,650 exclusive of mudroom.

Architect: Lester Cohen.







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Roomy and Right

Plan No. 2725-N

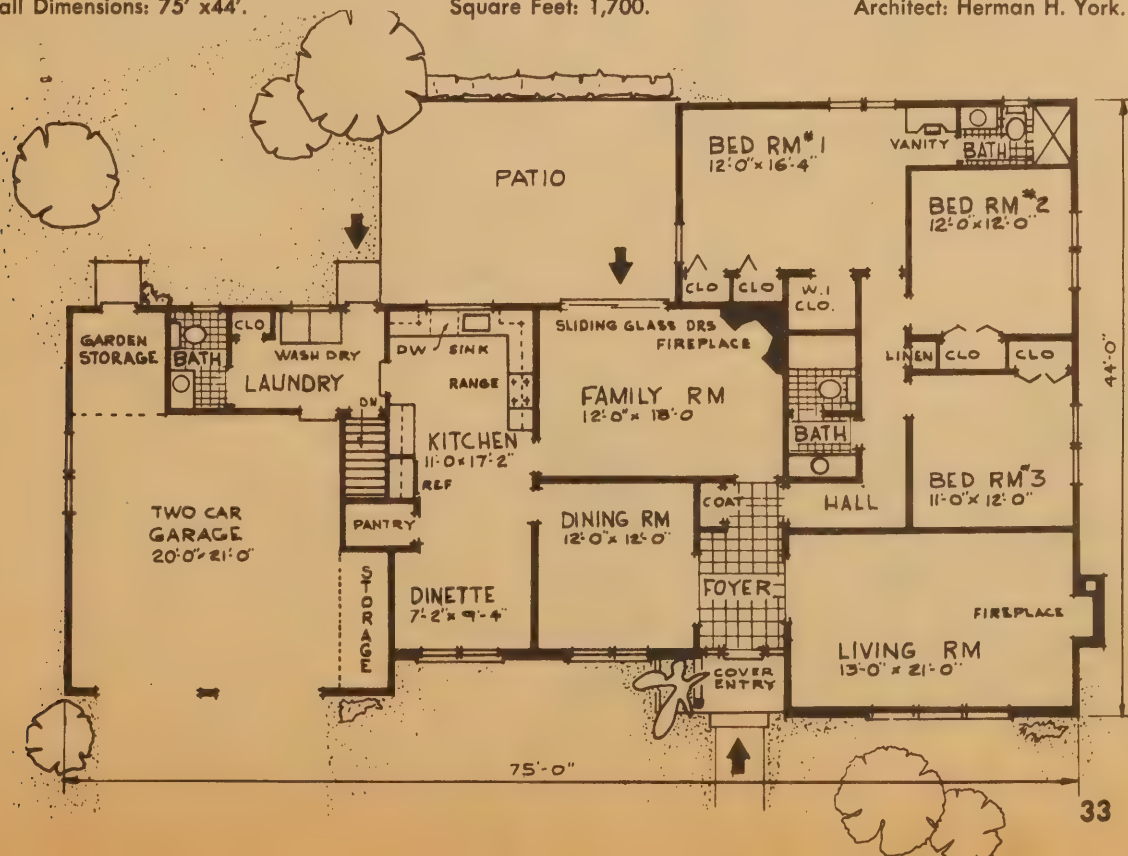
The foyer in this house is the hub from which living, dining, and family rooms can be reached individually, as well as the hall to the bedrooms. There are two good-sized bedrooms with large closets and double windows, and a master bedroom with two separate closets, a walk-in closet, and a built-in vanity next to the private bathroom. A compartmented bathroom serves the other two bedrooms and the linen closet is close by. The living room is marked by a broad expanse of tall windows with small panes which increase the look of cozy elegance. A fireplace in the end wall and lots of unbroken wall space provide possibilities for variety in decor. Directly across the foyer the dining room is traditional in size and proportion. The entrance to the kitchen is discreetly located in the rear corner. There is a dinette at one end, large enough and separate enough to serve for all but the

most formal meals. The pantry closet will be an extremely useful adjunct to the ample cupboard and counter space in the work area. Since so much preparation is done at the sink, the placement of a window here is ideal for good, natural lighting as well as keeping a weather-eye on tots in the backyard. Just beyond, an efficiently arranged complex with doors to the backyard, the basement, and the two-car garage, contains the laundry, a handy closet, and a lavatory. There are two storage areas in the garage, one of which, for patio and garden, can room in warm weather and sliding glass doors into the be reached from the outside. The patio will be like an extra room in warm weather via sliding glass doors from the family room where a corner fireplace gives just the informal touch needed.

Overall Dimensions: 75' x 44'.

Square Feet: 1,700.

Architect: Herman H. York.







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Hospitality You Can Afford

## Plan No. 1557-N

This home has an aura of gracious Southern charm and hospitality and manages to carry it throughout the house with economy. The overall dimensions are modest for a house that has oversized living areas, four bedrooms, two-car garage, and many, many closets. Let's start with the exterior. There is an elegant symmetry of matching full-length bow windows on each side of a pedimented doorway flanked by glass panels to light the grand foyer within, and by coach lanterns to light the outside. Elegant also is the two-story columned portico. The one-story garage wing with double doors visually enlarges the house and adds practical and efficient service and storage at the rear. There's an unusual amount of entertaining space, formal and informal, that sets the pace, with kitchen activities shielded from view. To the left a living room and dining room of spacious size are visible with bow windows overlooking front and rear

gardens for a most charming effect. Informal living space is on the right in the bow-windowed family room with fireplace and dinette adjacent to the kitchen with sliding glass doors leading to the patio. The kitchen with its modern facilities is well situated to serve formal and informal as well as outdoor meals, and its efficient arrangement, including desk, eases all tasks from planning to serving and cleanup. Even supervision of outdoor play is easy through the large window over the sink. Service entrance, from garage and garden, leads to laundry which is a full-sized room with window, mud and storage closets and drop-down ironing board as well as washer and dryer. The lavatory is separate so it may serve as a powder room. An attractive iron-railed stairway leads from foyer to four bedrooms and two complete baths with linen and storage closets in the hall. The master suite has a dressing area with walk-in closets and a bathroom with vanity and glass-enclosed tub. The others, all with large closets, share a divided bath with double vanity sink to double its usefulness at morning rush hours. The fourth bedroom could serve as a study and, with this in mind, has built-in bookshelves.



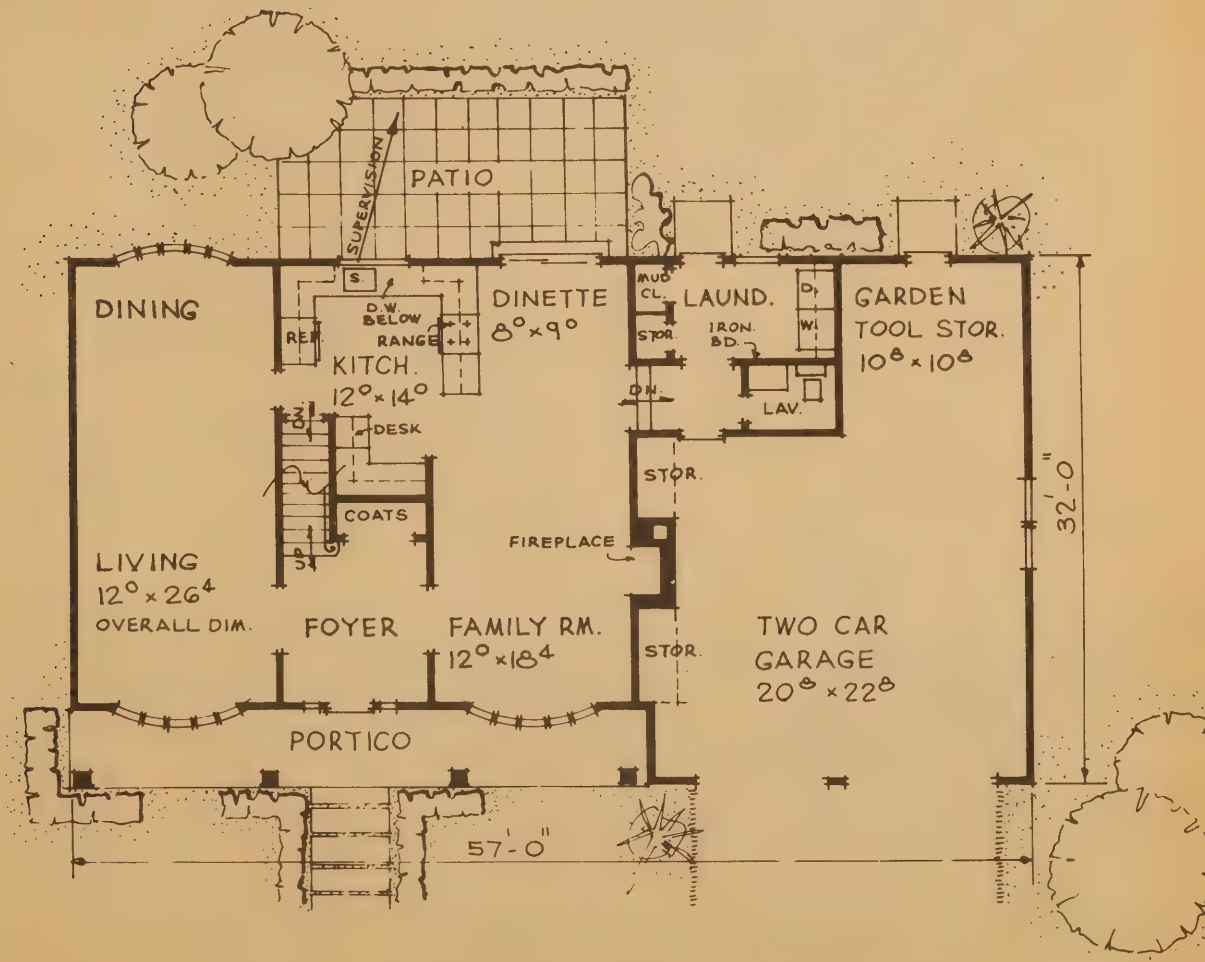
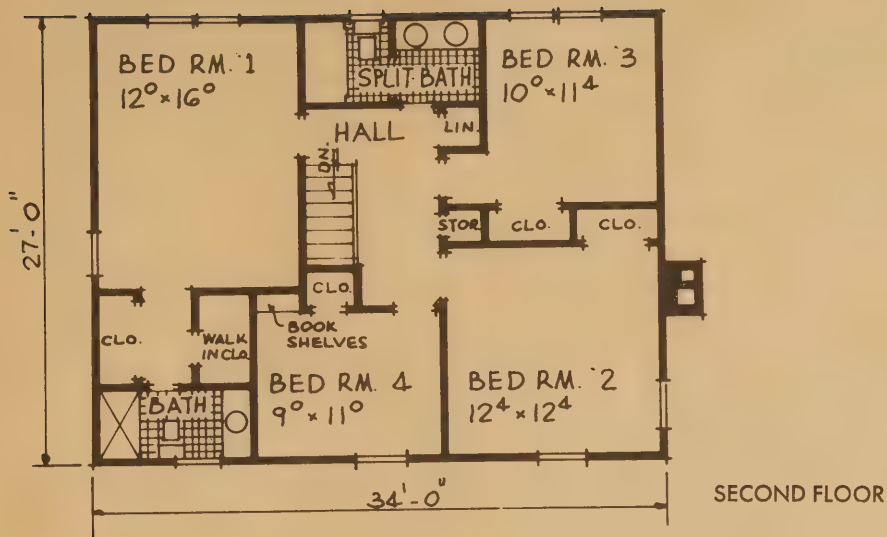
Overall Dimensions 57' x 32'.

Square Feet: 870 first floor, excluding laundry;  
870 second floor.

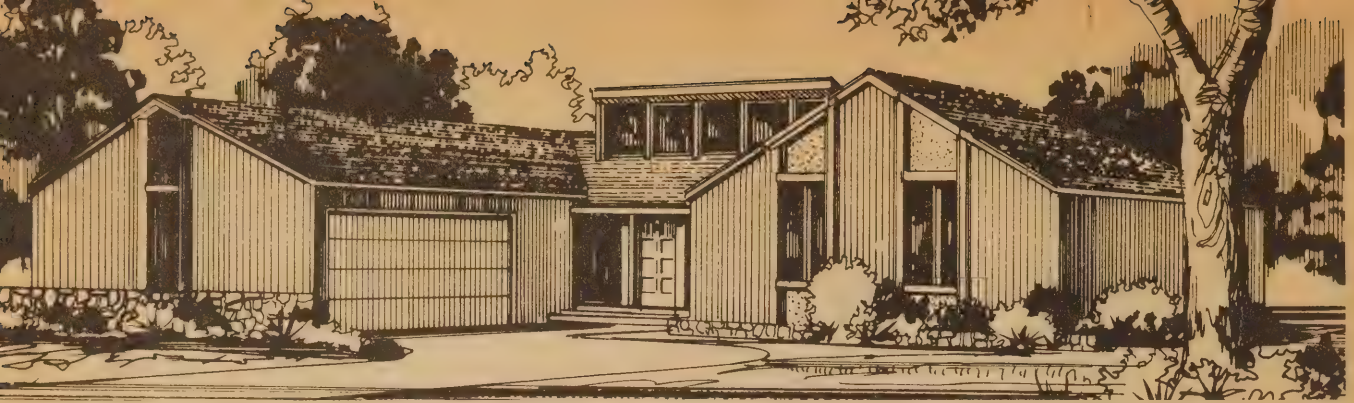
Architect: Herman H. York.

Kitchen and family room, showing dinette on the other side of the extensive counter and cabinet space.









HOUSE PLANS, 48 W. 48, N. Y. 10036

## Country Home Decked Out for Today

Plan No. 6720-N

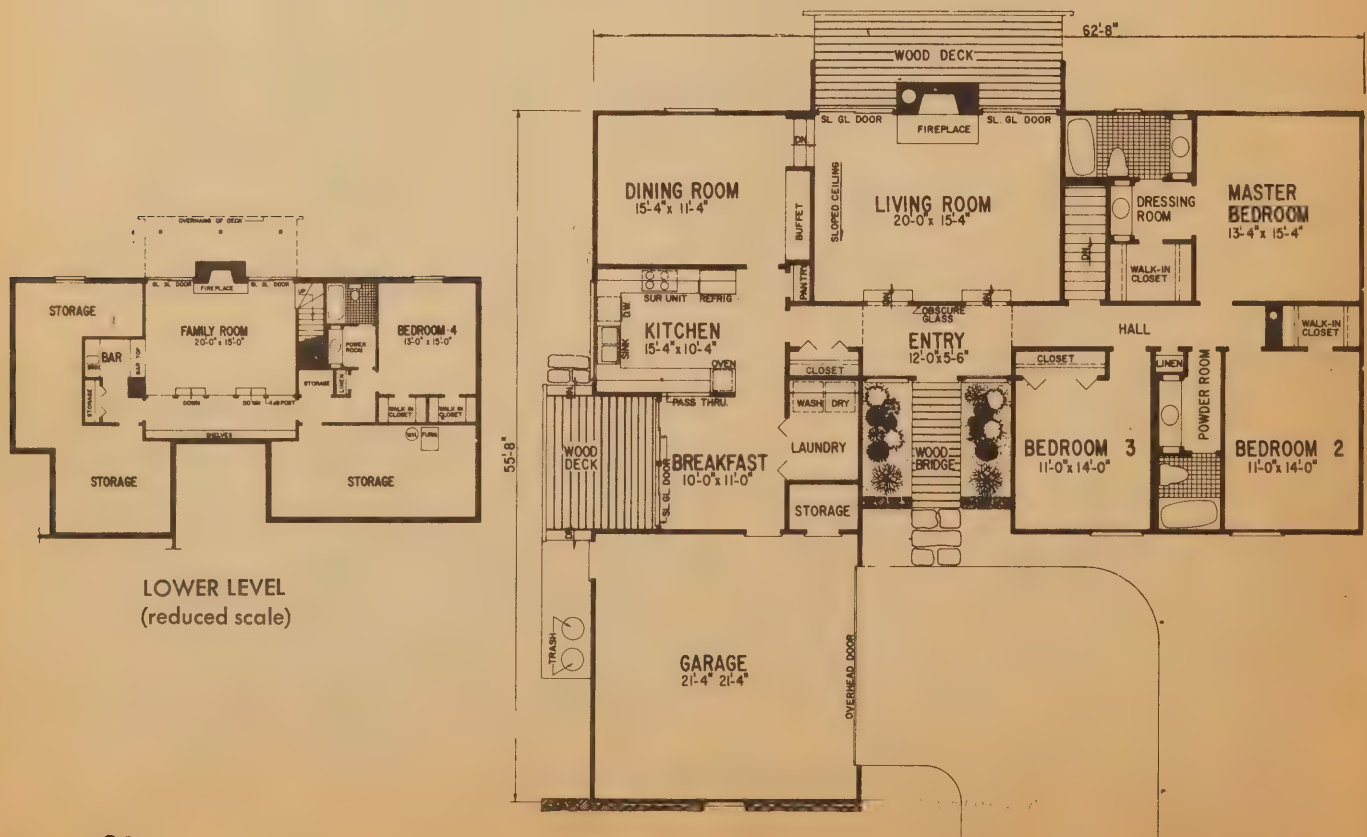
Warm, natural siding brings country enchantment into the suburbs—and a clever glass arrangement adds contemporary flair. Clerestory windows, a structural highlight, bathe the living room in fresh light, yet maintain privacy for everyone. With its sloped ceiling, the sunken living room is stunning; centered at the rear wall of sliding glass is a massive fireplace, and beyond lies the main deck, encouraging the indoor-outdoor lifestyle that today's family enjoys. And there is another deck, also private, reached from the sliding glass doors of the breakfast room. This room permits busy family members to come directly from garage to house, and the room has a neatly-concealed laundry area just a step from the kitchen. A pass-thru counter facilitates serving from the U-shaped kitchen, which is a modern design with nearby pantry storage. Formal meals will have the benefit of a view of the back-

yard from the dining room. Uniting all areas of the house is the wide front entry, reached from a wood bridge flanked by decorative planting. A coat closet is at hand, the formal areas stretch ahead, and the hall to the right leads to a split-bath that doubles as powder room. Three bedrooms are in this wing—one is the rear master room, where a dressing room with a vanity opens onto a walk-in closet and a full bath. The hall stairs lead down to a lower level that, if developed, provides another split-bath, a fourth bedroom, storage areas, and a family room similarly styled and nearly as large as the living room.

Overall Dimensions: 62'8" x 55'8".

Square Feet: 1,780 1st floor.

Architect: Henry D. Norris.





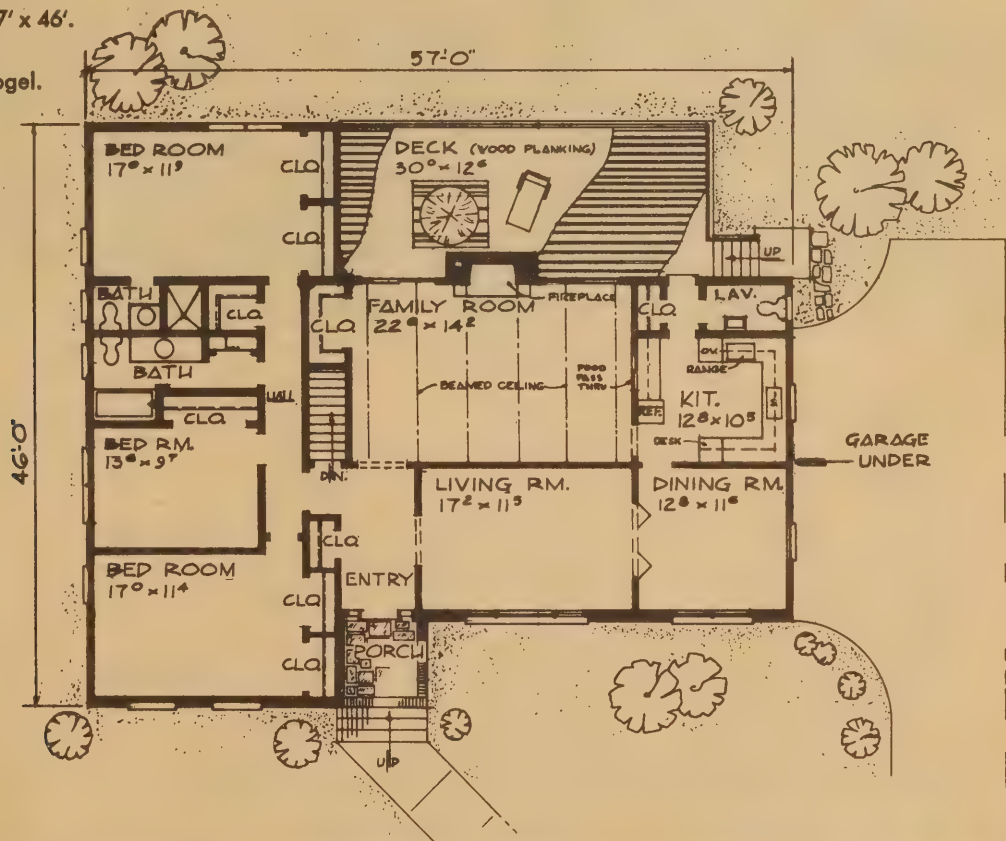
# Informal Living Highlights

Plan No. 1026 -N

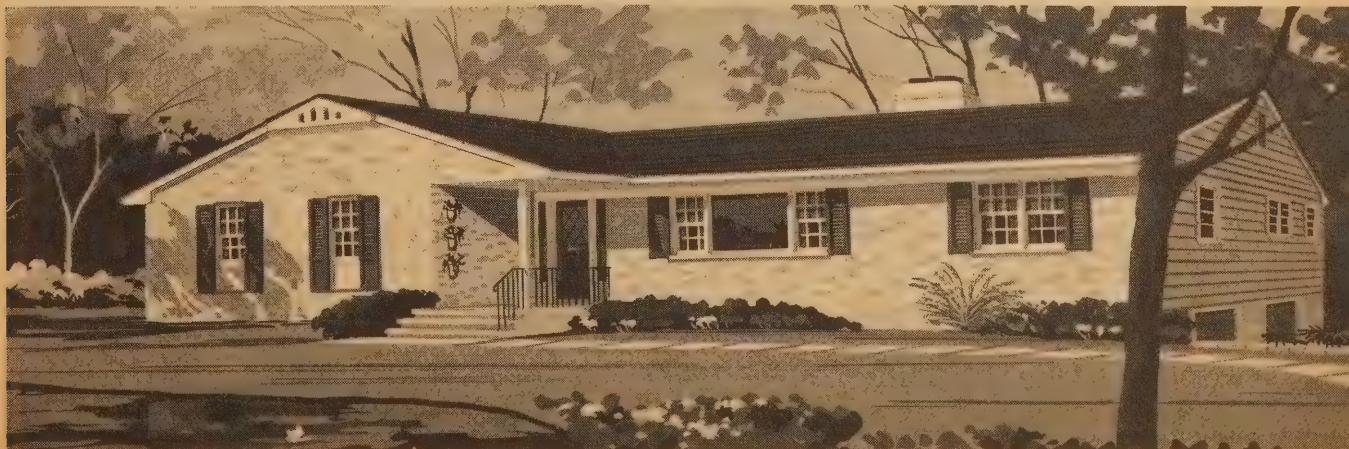
This house which is ideally suited to a sloping site takes advantage of the fact with the large deck off the family room. Plant a few trees on the ground below and in a few years you'll feel like you're living in the tree tops. The use of sliding glass doors on either side of the fireplace in the family room is both decorative and practical and admits much more light than conventional windows. The kitchen has a large amount of counter space, a built-in eye-level oven, and a window over the sink. A lavatory and closet are by the outside door, and a serving counter opens to the family room. The dining room has windows on two sides. Off this nicely proportioned room is the gracious living room. A large picture window flanked by

two small-paned windows is the dominating feature in this room and a large expanse of wall space makes it easy to plan a variety of more formal occasions. In the entry hall are located the coat closet and the stairs to the basement. The bedroom wing is effectively separate from the rest of the house for privacy. The master bedroom has its own bath and three large closets. Another large bathroom, with a linen closet just outside it, serves the two other bedrooms, both of which have more than ample closet space. Two of the three bedrooms have cross-ventilation. The exterior of brick and clapboard is prettied up with shutters and a wrought iron railing on the covered front porch.

Overall Dimensions: 57' x 46'.  
Square Feet: 1,780.  
Architect: Fenick A. Vogel.



HOUSE PLANS, 48 W. 48, N. Y. 10036







HOUSE PLANS, 48 W. 48, N. Y. 10036

## A Royal Bargain

## Plan No. 6719-N

Here is an English Tudor-styled home that King Henry VIII might have envied—if only he could have had the convenience of split-level living in his day. Behind the beautiful half-timbers set in stucco, and the diamond-paned windows, this home is so modern that the three-bedroom sleeping level can be augmented by a fourth bedroom (above the living level), at the owner's option. The English tower is adapted here to be as functional as it is attractive—for it serves as both the front entry and, upstairs, as a studio-sitting room for one of the bedrooms. The wood-planked door opens onto the entry level. On the left of the slate-floored foyer is the impressive staircase that joins the three major levels of the house—and to the rear is a complete service area that includes a lavatory (for guests or family), a laundry and utility area, and a closet—all convenient to the garage entry. But the true delight is the family room, with a fireplace and sliding glass doors facing the patio. The curved staircase permits guests to go directly to the formal living level, where a planter corner is a decorative accent. The living and dining rooms, large and L-shaped, are sunlit by a front bay window and by rear sliding glass doors, which join the upper patio. The arrangement affords a large entertaining scope, and serving is easy from kitchen to dining room, dinette, or patio. A window above the sink permits easy supervision of patio activities, while the U-shaped counter design incorporates a snack bar open to the

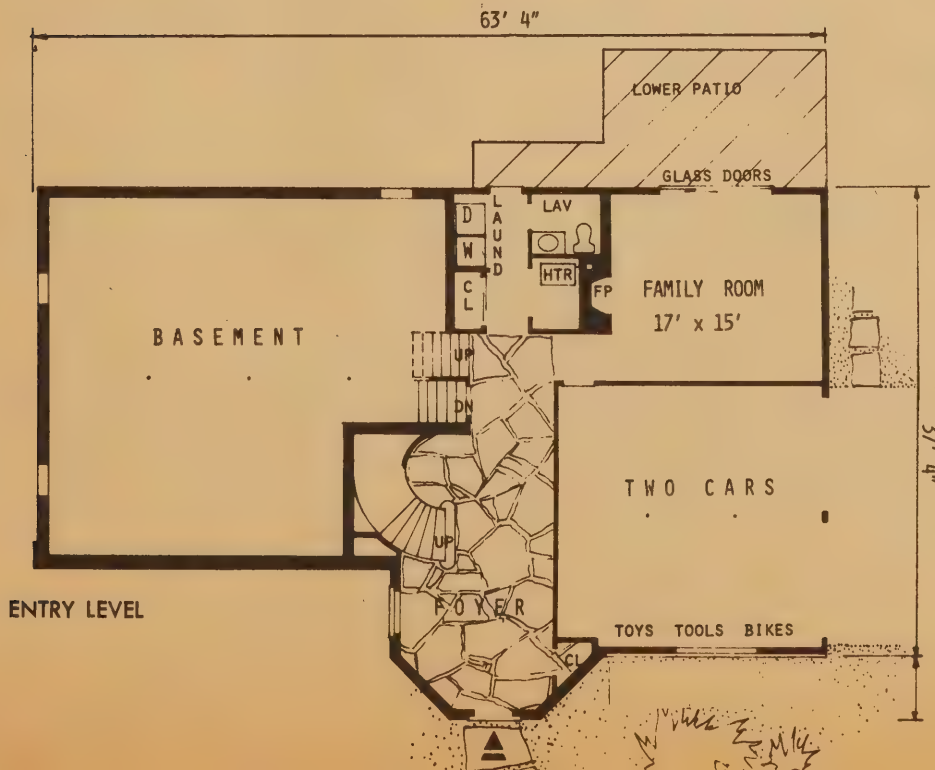
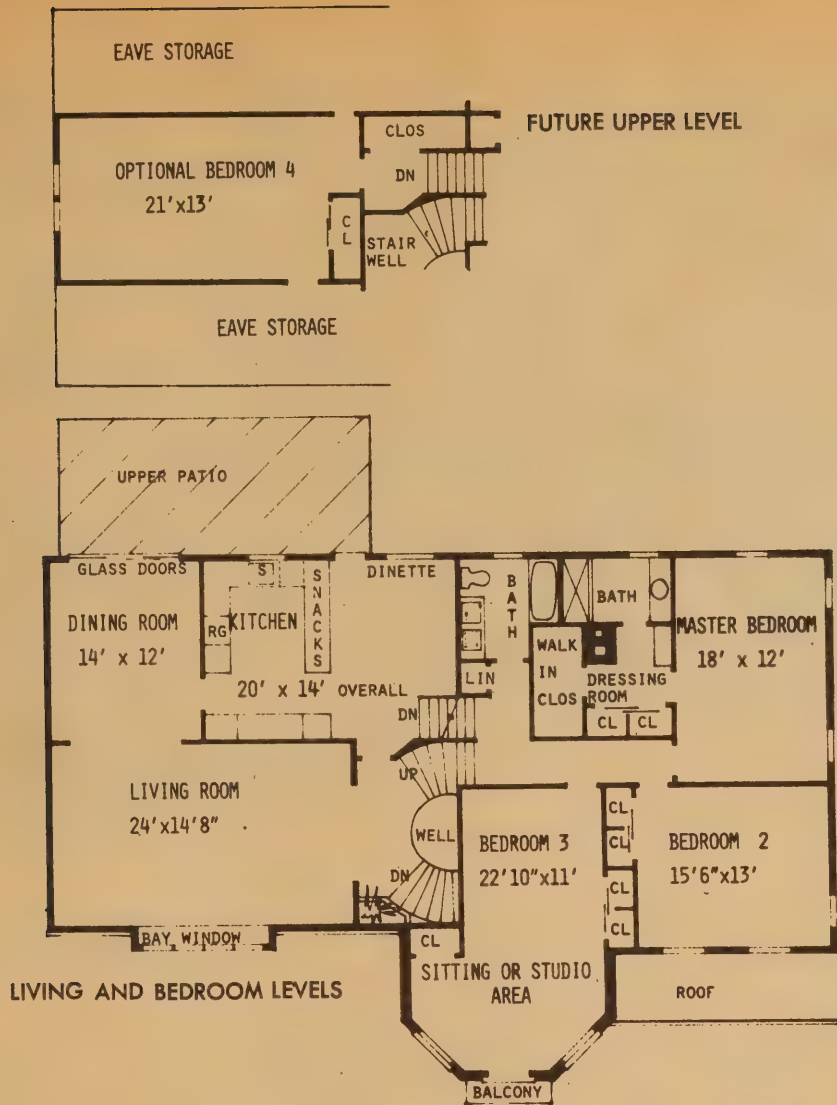
dinette. Lining along the other kitchen wall are extra counters and cabinets. Note that a second, short flight of stairs joins kitchen and dinette to the entry level below, so householders need not use the formal staircase, or cross the living room, to get to the family room. Up the short curve of stairs from the living level is the sleeping level, secluded and peaceful. To the left are a linen closet and bath with twin sinks (close enough to the living room to serve guests). All three bedrooms are cross-ventilated and have remarkable closets, while bedroom 3 enjoys the bonus studio, as well as the outdoor balcony view, provided by the upper part of the tower. The rear master suite is noteworthy for its dressing room, which contains three closets (one a walk-in) and a private bath. Above the living level, the optional fourth bedroom fits neatly into the area, flanked by eave storage space. Large by bedroom standards, the room also makes a fine hobby center, study, or guess room, complemented by two closets. The addition of this expansion level breaks away from the split-level norm and establishes a main roof-line that adds an authentic Tudor profile.

**Overall Dimensions:** 63'4" x 37'4".

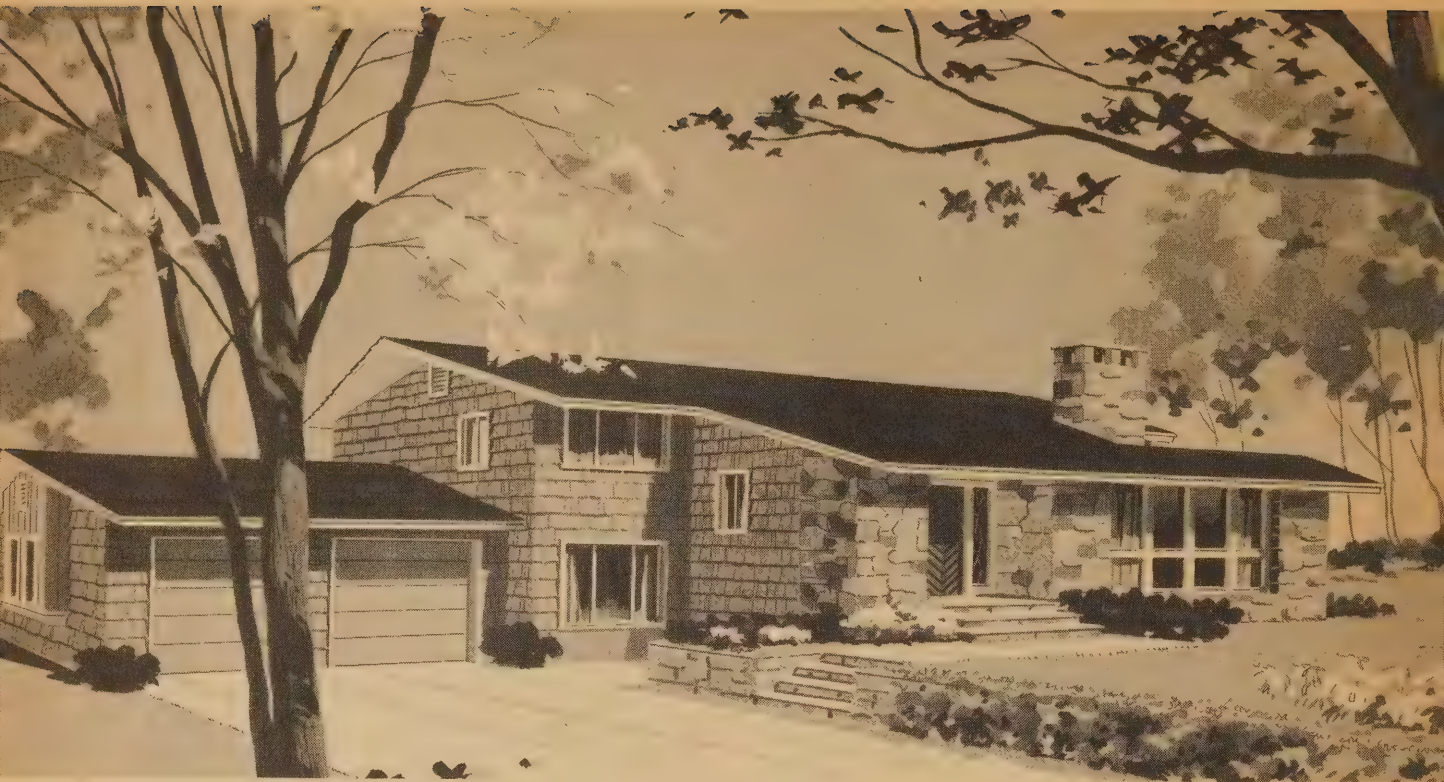
**Square Feet:** 2,030 living and bedroom levels

**Architect:** Lester Cohen.









HOUSE PLANS, 48 W. 48, N. Y. 10036

## Say Yes to Good Living

## Plan No. 5718-N

A striking contemporary exterior carried out in rustic wood shakes and stone veneer discloses an interior plan designed with good living in mind. Making the most of multi-level planning, a split-entry level shelters the living room, keeping it company-ready at all times without cramping the family style. The entry foyer features a large guest closet and powder room as well as short flights of steps to the two main levels. To the right lies the stunning living room, with cathedral ceiling and fireplace, a wide picture-window wall at the front, and sliding glass doors to a raised deck at the back. The lower level of the house is geared toward total family living, with dining and family rooms, a spacious modern kitchen and a large utility room. All areas on this level are reached from a lower foyer extension, which features two closets for household use. The family room opens to the kitchen on one side, and to a private patio on the other. A conversation pit at one end will be a favorite spot for intimate and informal gatherings, and a fireplace here adds greatly to the enjoyment of

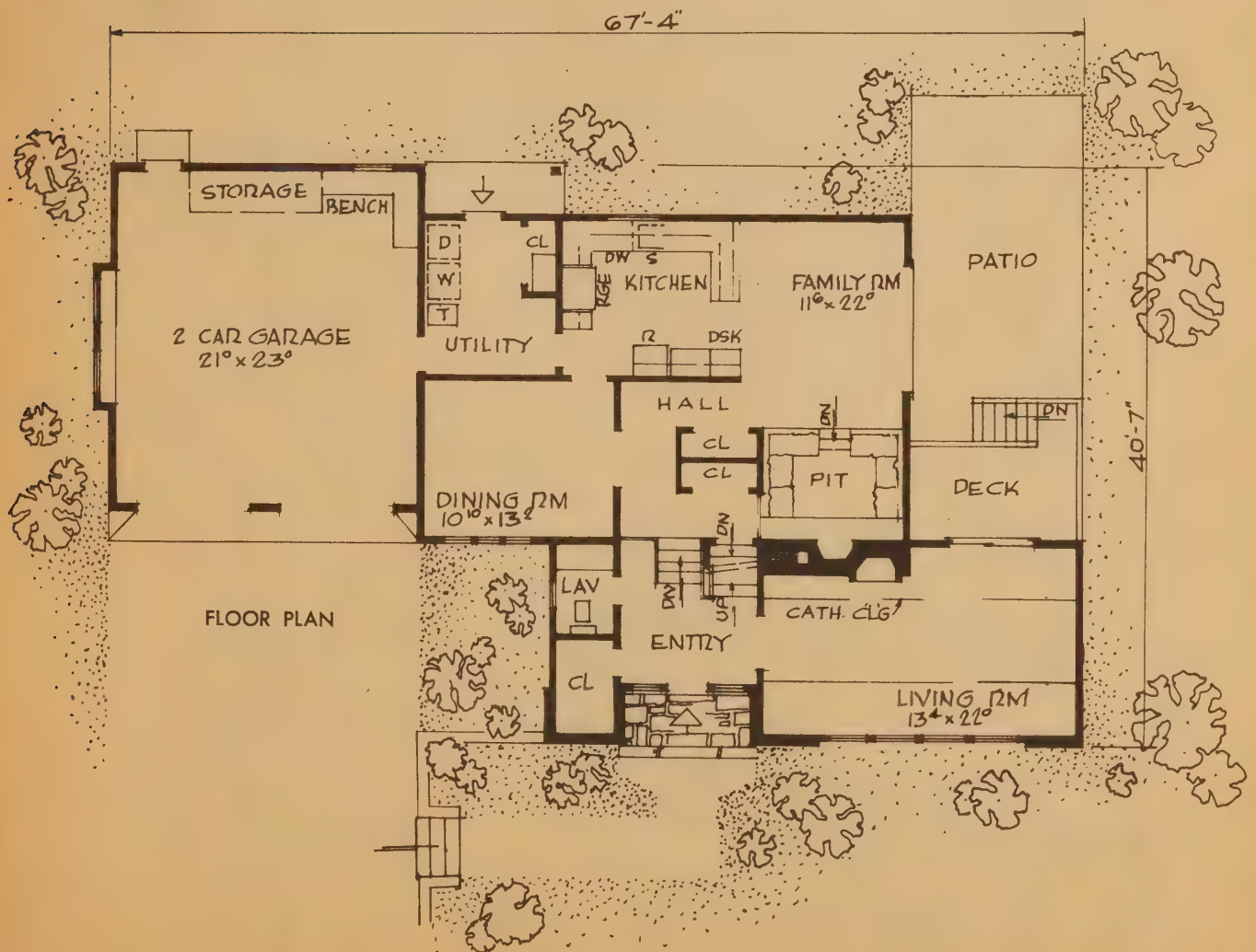
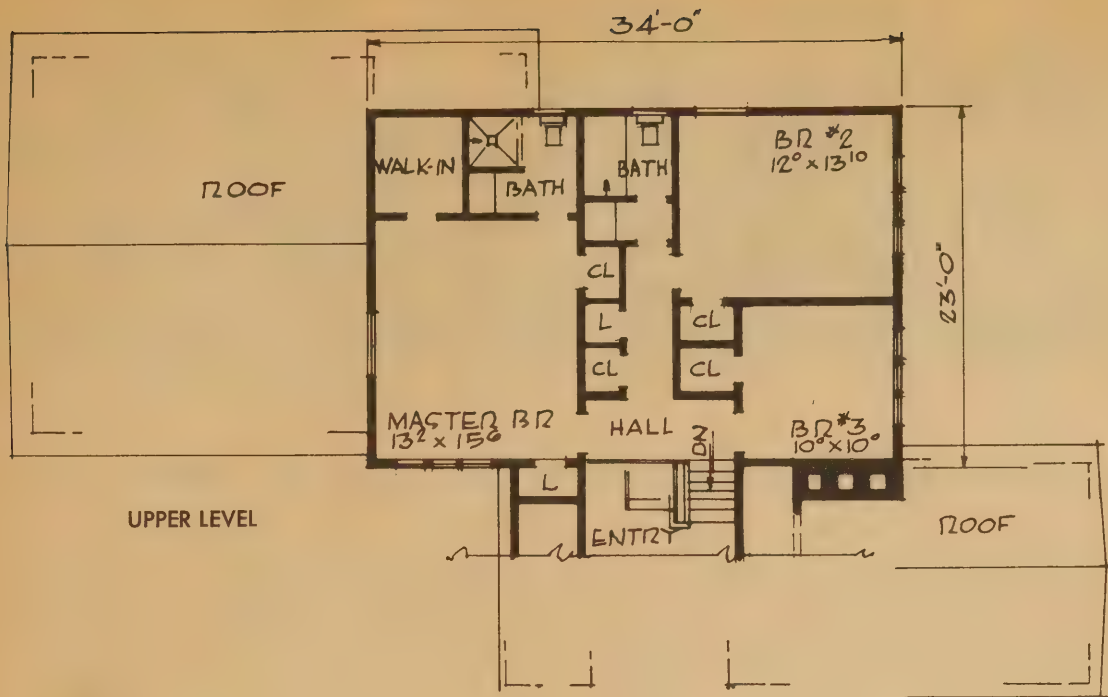
the room. The utility room serves as a buffer zone, with access to the garage and backyard, and offering a large closet for rain and muddy gear, as well as laundry facilities. The upper level shows three bedrooms and two baths clustered around a hallway which is open to the two-story entry. There are seven closets in this upper level, bringing the total up to eleven for the house—in addition to bulky storage areas in the garage and basement. The master suite extends the depth of the second story and has a private bath with stall shower, and a luxurious walk-in closet in addition to two regular-sized ones. The other two family bedrooms share a full compartmented bath down the hall.

Overall Dimensions: 67'4" x 40'7".

Square Feet: 740 lower level, 450 entry level,  
740 upper level.

Architect: Fenick A. Vogel.









HOUSE PLANS, 48 W. 48, N. Y. 10036

## A Favorite Style Brought Up To Date

## Plan No.4245-N

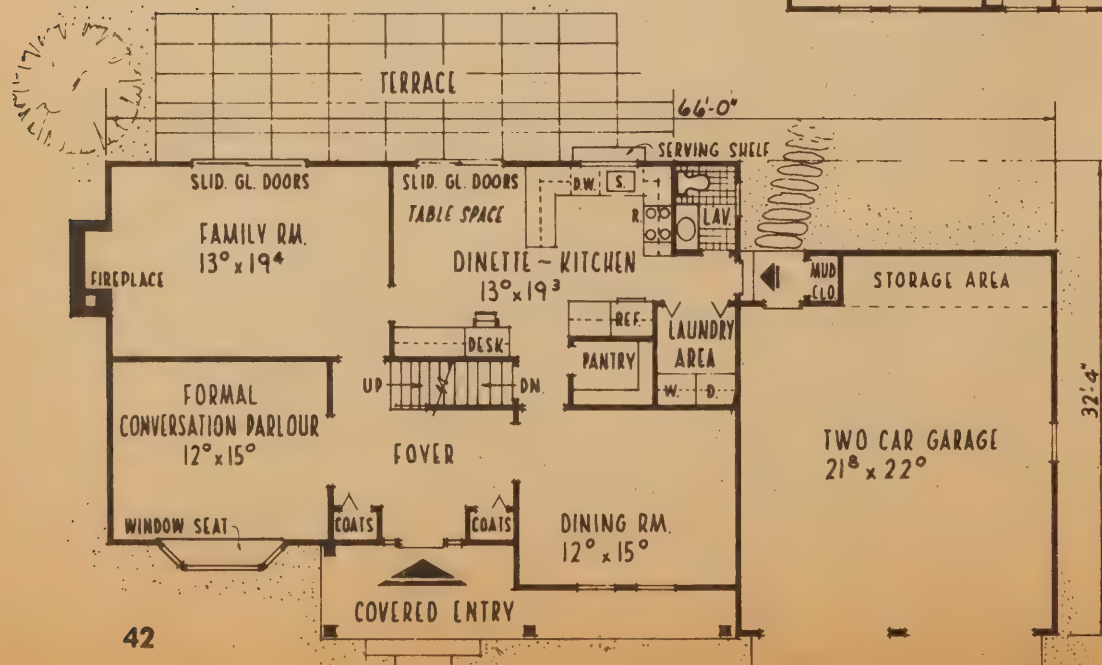
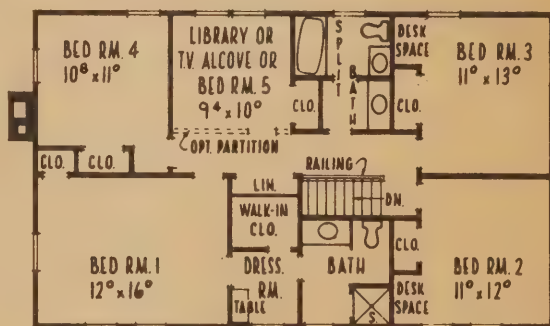
You needn't be old-fashioned to like this traditional house because no old-fashioned house ever had a floor plan as efficient as this. Downstairs all the rooms are in step with today's way of life. Both the formal living room and family room are convenient to the front entry. The former has an attractive bow window and seat and the latter, for informal activities, has a large fireplace and sliding glass doors to the terrace. The large center foyer with two coat closets also leads to a separate formal dining room and to a modern kitchen that is much more than a place to prepare meals. With its marvelous layout, large counter areas, spacious dinette, and sliding glass door to the terrace (see sketch), this would be the logical gathering place for the entire family and for informal guests, either to participate or as spectators. Here the homemaker is in a key position at work or play—with a serving shelf over the sink to serve the terrace, a planning desk and counters in the dinette, an unusually large pantry between dining room and kitchen, and a laundry-room a step away. Upstairs the bedrooms have been planned for sheer comfort and quiet for a larger

family. They surround a balcony railing over the stairwell, avoiding a closed-in feeling despite the number of rooms. In the master bedroom suite everything is spacious, including the bath with stall shower, walk-in closet, and a dressing room with a window near the built-in dressing table. There are three, or possibly four, additional bedrooms, as shown in the plan, depending upon family requirements.

Overall Dimensions: 66' x 32'4".

Square Feet: 1,140 1st fl. 1,075 2nd fl.

Architects: Herman H. York/Raymond E. Schenke.







HOUSE PLANS, 48 W. 48, N. Y. 10036

## A Truly Elegant Georgian Ranch

Plan No.9472-N

This house is truly so rich in exciting and unusual details it is hard to choose its most outstanding feature. Perhaps it is the sunken living room with its broad expanse of windows framing a beautifully landscaped garden. Wood columns are spaced around two sides of this room, with decorative screens used instead of walls. The columns also mark the wide, graceful steps leading down into the room. Truly an unusual and beautiful effect. However, the family room runs it a close second in appeal. Sliding glass doors leading to the garden on one side and a terrace on the other give this room two lovely views and a remarkable feeling of light and space which is enhanced by the cathedral ceiling. A grand fireplace at the far end makes it seem snug and warm on cold days. There is a pass-through from the kitchen to make it easy to serve meals or entertain in this room. The kitchen itself is as efficiently arranged as the most exacting homemaker could wish. Adjacent to the kitchen is a delightful dinette with a view of the terrace through

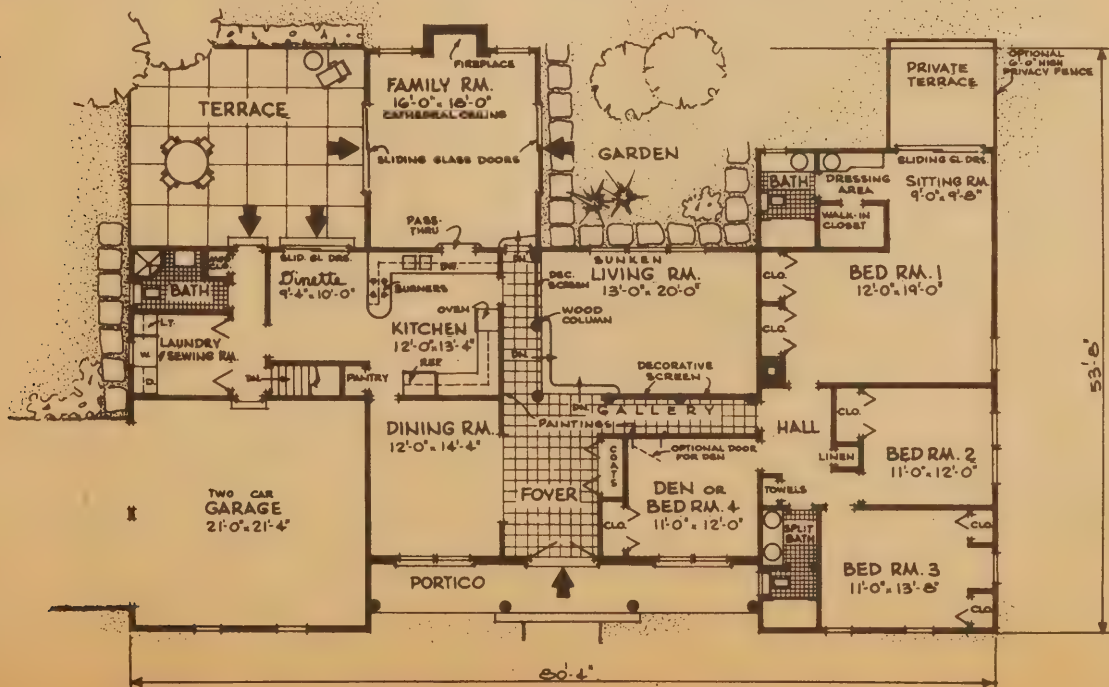
sliding glass doors. Off the back hall are doors to the basement, the terrace, and the two-car garage. A mud closet and a full bathroom are handy, and another bonus is a laundry and sewing room. Here the ironing and mending can be taken care of without any need to clutter the rest of the house. Close by the kitchen is a large dining room which can also be entered from the spacious foyer. The tiled floor of the foyer extends into two hallways which are bordered on one side by the screens and on the other by a unique picture gallery. Four bedrooms are grouped around the end of one hall where a split bathroom and two linen closets are also located. All the bedrooms have ample closet space and bedroom 4 is designed so that, if used as a den, an optional doorway makes it handy to the living area.

COVER  
HOUSE

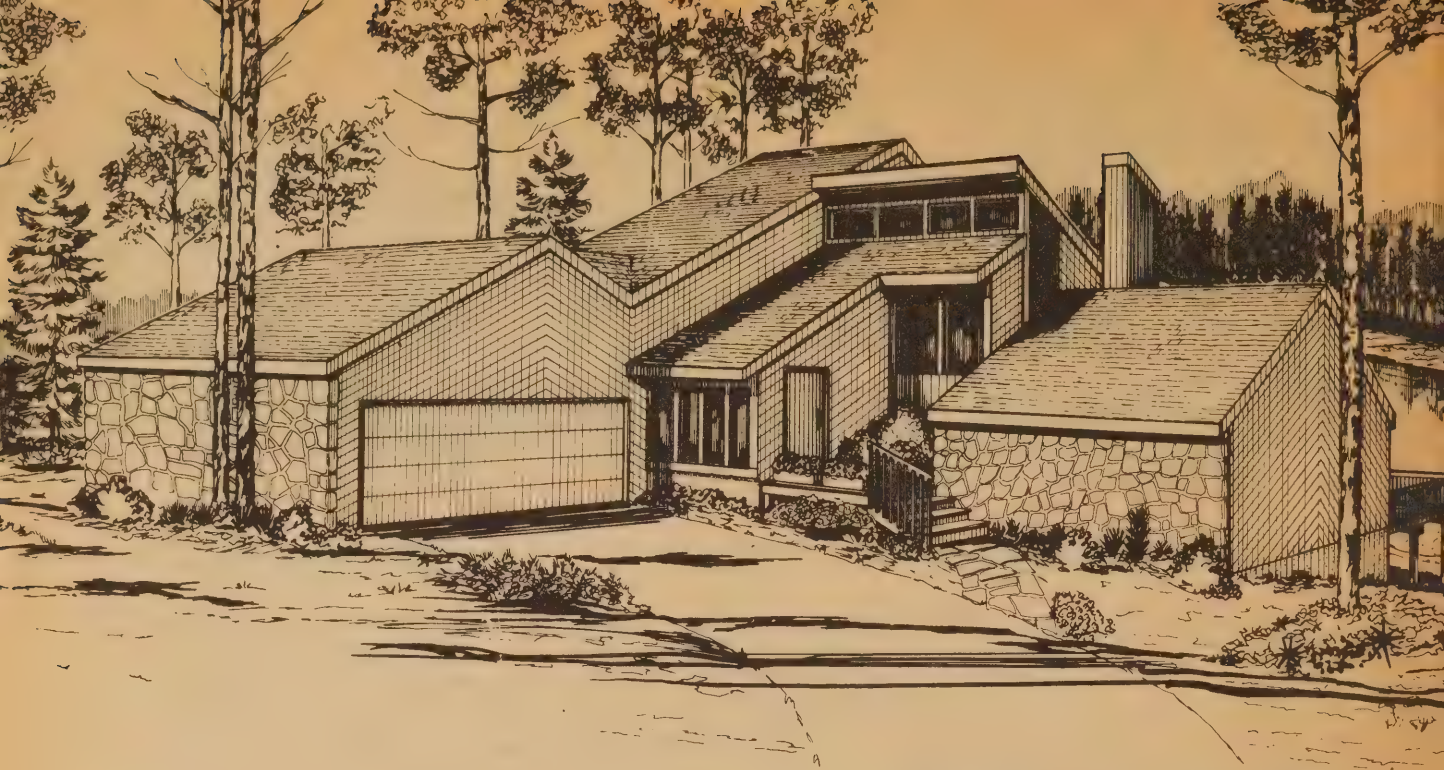
Overall Dimensions: 80'4" x 53'8".

Square Feet: 2,485.

Architect: Herman H. York.







HOUSE PLANS, 48 W. 48, N. Y. 10036

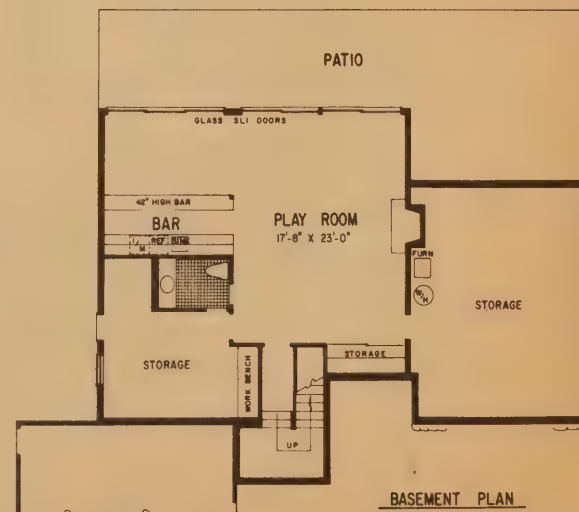
## Angled To Please

From every angle, this two-story house has a special allure. Thrusting rooflines, echoed in the siding pattern, and fieldstone facades create an exciting exterior. Interior pleasures include a magnificent living room rising two stories and, upstairs, a sitting room overlooking the area from an open-rail balcony. Sunshine, guarded from glare by roof overhangs, streams through upper windows across the front and through the sliding glass doors that open the living room on two sides to a raised rear deck. Another special comfort is the master suite in its own private wing on this level. Like the living room, it has a fireplace, sloped ceiling, and deck area. Its dressing alcove, with double-sink vanity, is flanked by a walk-in closet and a bath. From a recessed garden, the mid-level entry opens on stairs leading up and down for good traffic flow. Down two steps are the conveniences of a coat closet and nearby powder room. Guests enter the remarkable living room, while the homemaker reaches the kitchen with ease. Amply countered, the kitchen has a breakfast bar open to the dining room, which has view and

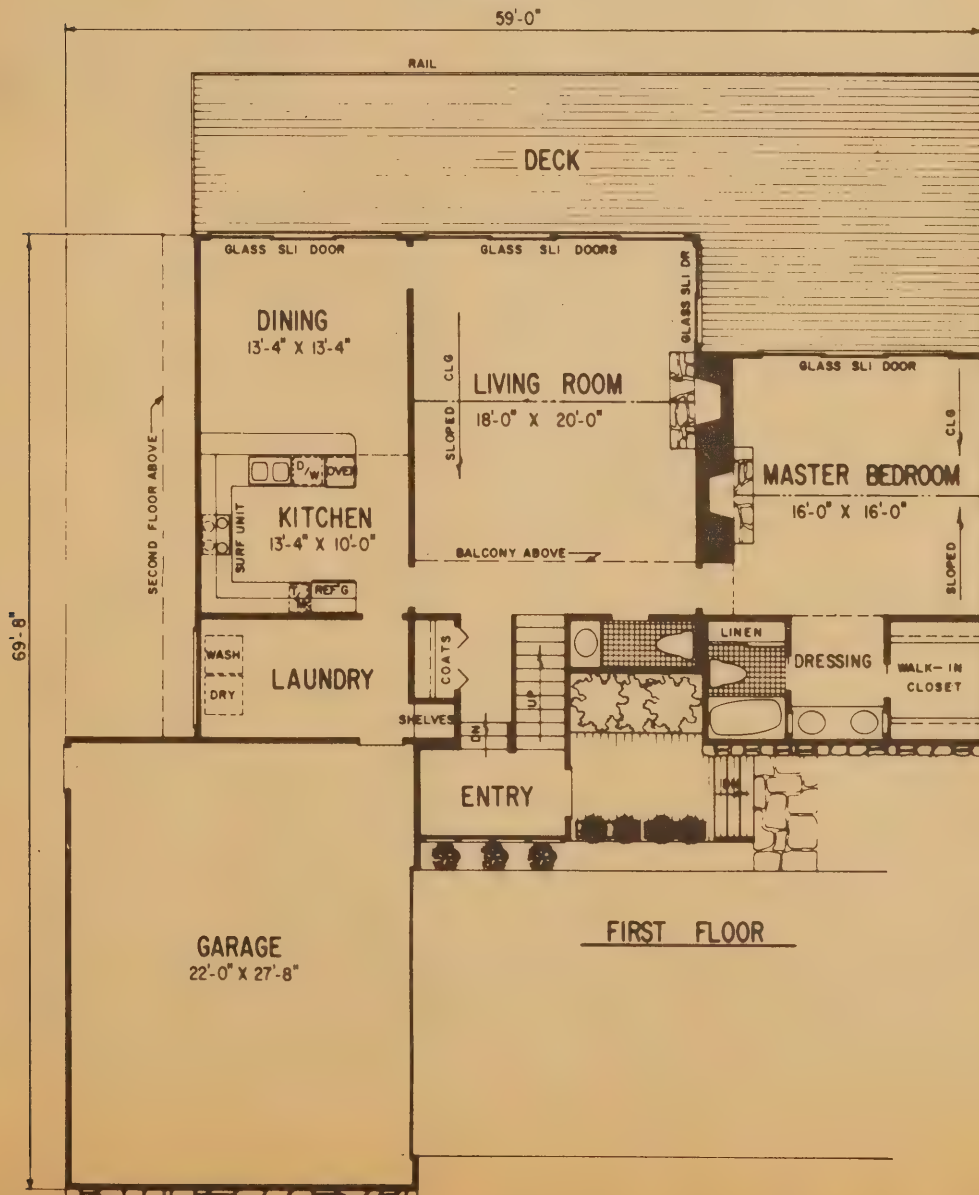
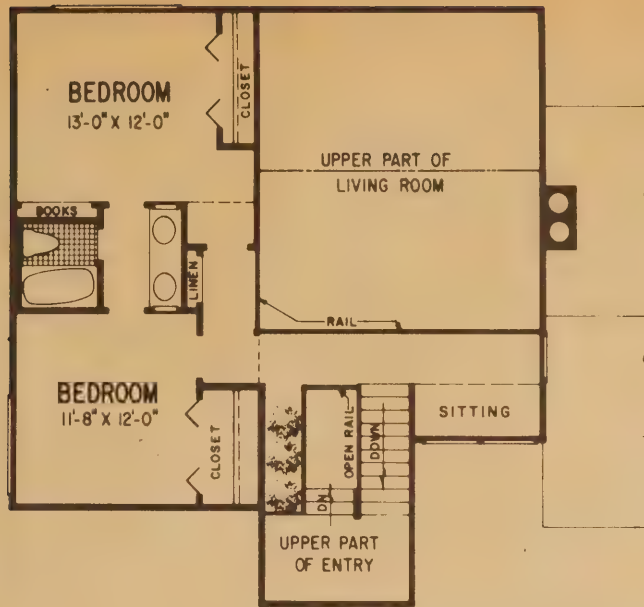
access to the deck. Adjacent to the kitchen is the laundry, designed with shelf storage and open to the garage to facilitate unloading supplies. The two upstairs bedrooms have excellent closet space and equal access to a bath. Everyone will love the snack bar in the basement's spacious playroom. Sliding glass doors open the room to a back patio, and the fireplace keeps the room cozy.

## Plan No. 5822 -N

Overall Dimensions: 59' x 69'8".  
 Square Feet: 1,405 1st floor, 560 2nd floor.  
 Architect: Henry D. Norris.









## Facts You Will Want to Know

### FHA

All our plans meet National FHA standards. That makes it possible for you to obtain FHA-insured financing; it also means the plans have met the exacting standards of the government's top housing experts.

### OUTLINE SPECIFICATIONS

With all plans, we furnish—at no extra cost—specification sheets showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and your builders; or your guide, if you build yourself.

The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

### LUMBER AND MILL CHECK-LISTS

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select in your own building area.

### REVERSE PLANS

If you desire, we will furnish reverse plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send one mirror image, and three in the original position so that you can read the figures and directions easily.

Experienced builders and contractors find these blueprints entirely satisfactory to work from.

### BLEUPRINT CHANGES

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books, listed inside the back cover, first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes.

### EXTERIOR MATERIALS

If the house plan (for example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily—only the width of the exterior walls must be adjusted.

### BASEMENT VS. BASEMENTLESS PLANS

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is enough for the heating plant and water heater. Such a change can easily be made from your blueprints by your contractor. The adaptation of a basementless plan to one with a basement can also be made by the contractor.

### PLANS SOLD NATION-WIDE

We do regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. We don't get the addresses of the building lots from people who buy plans.

### ESTIMATING COSTS

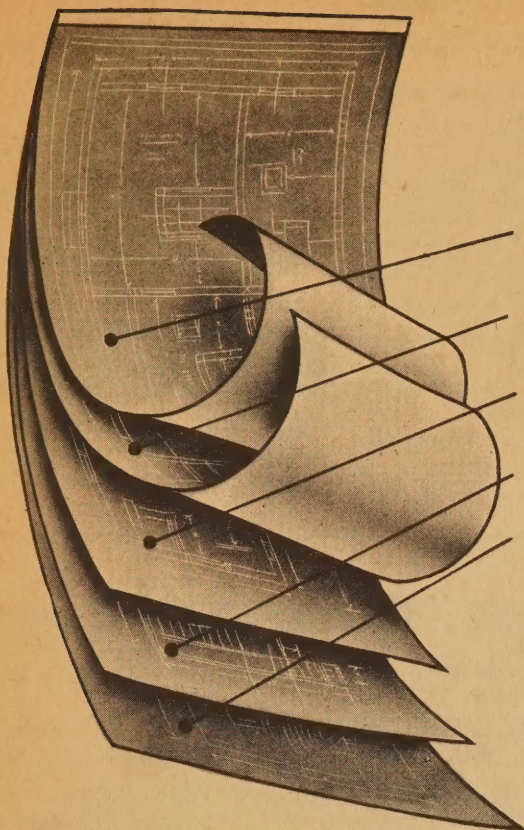
We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or your local bank or building and loan association.

In general, costs are reckoned on a square foot basis; in most cases these range upwards from \$13 a square foot of living space, assuming that the work is contracted out.

Cost also will vary with the extras you add to the plans, and the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a local estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.





## BUY YOUR OWN BLUEPRINTS

### Foundation Plan

Accurate working drawings for laying your foundation or cellar. No danger of starting wrong.

### Floor Plans

Detailed plans for each floor, including future second floor plan for all 1½ story houses.

### Four Elevations

A blueprint picture to show you exactly what your house will look like. Views of all four sides.

### Miscellaneous Drawings

Cross sections showing structural details and plumbing system.

### Specifications

Description of materials on FHA government approved forms showing standards of quality. *Important if you want a mortgage.*

### Lumber and Mill Check Lists

With each set of four blueprints ordered, you receive a time-saving lumber and mill check list to help estimate your costs.

### Construction Details

More than 50 authoritative details for construction—a guide illustrating good building standards.

For any home design you choose, we have arranged to supply immediately sets of working drawing-blueprints, together with a description of materials, and lumber and mill check list. Here's everything you need, in blueprint form, to show your builder (or architect) as a guide to give you the home you've always wanted. Our working drawing-blueprints will enable any experienced contractor to build your house directly from these detailed scale plans.

### EASY TO READ

All plans and elevations are based upon the latest requirements of the Federal Housing Administration and drawn to ¼" scale. All technical points are covered in easy-to-understand language.

### EASY TO BUY

These complete, professional blueprints are direct to you from outstanding, well known architects, saving you hundreds of dollars because the costs of preparing detailed drawings are distributed over many orders.

### EASY TO FOLLOW

Precise blueprints guarantee that the house when built is the house you want. Using these descriptions of materials, blueprints, and lumber and mill check lists, any contractor or builder can give you an accurate cost estimate.

### QUICK SERVICE

Your order is processed for same-day shipment. Be sure to add postage and taxes as required. No delays in starting your home.

Please send me Plan No. \_\_\_\_\_ -N, 4 sets architect's blueprints for \$54.00  
plus \_\_\_\_\_ additional sets only with original order, \$10.00 each  
*New York State residents add applicable Sales Tax as required*

**Postage must be added.  
Check amount you have  
included.**

☐ Parcel Post (allow 2 weeks)..... 1.50  
☐ Air Mail or Special Delivery..... 2.50  
☐ Canada and Foreign Air Mail..... 7.50

☐ Send C.O.D. (U.S. only). \$1.50 enclosed, postage extra

Check or money order **enclosed for plans and postage** (U.S. Funds). TOTAL \$\_\_\_\_\_

Name.....  
*please print*

Address.....

City..... State.....

### AMOUNT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Illustrated Publications, Inc.**  
**48 West 48th Street,**  
**New York, N. Y. 10036**

**Phone: Area Code 212: PLaza 7-5580**

**BLUEPRINT ORDER COUPON**  
**66**

*Telephone Orders Filled Immediately*



Please send me Plan No. \_\_\_\_\_ -N, 4 sets architect's blueprints for \$54.00  
 plus \_\_\_\_\_ additional sets only with original order, \$10.00 each  
*New York State residents add applicable Sales Tax as required*

# AMOUNT

**Illustrated Publications, Inc.**  
**48 West 48th Street,**  
**New York, N. Y. 10036**

**Phone: Area Code 212: Plaza 7-5580**

**Postage must be added.** ☐ Parcel Post (allow 2 weeks) ..... 1.50  
**Check amount you have** ☐ Air Mail or Special Delivery ..... 2.50  
**included.** ☐ Canada and Foreign Air Mail ..... 7.50

## BLUEPRINT ORDER COUPON

66

*Telephone Orders Filled Immediately*

☐ Send C.O.D. (U.S. only). \$1.50 enclosed, postage extra

Check or money order **enclosed for plans and postage** (U.S. Funds). TOTAL \$ \_\_\_\_\_

Name .....  
*please print*

Address .....

City ..... State .....

*Zip Code*

*Blueprint Coupon* ▲

## FOR YOUR CONVENIENCE

▼ *Plan Book Coupon*

### PLAN BOOK ORDER COUPON

Order all 15 titles at once for  
 only \$7.95 postpaid.

For single copies, order by  
 number at \$1.00 ea. to cover  
 postage and handling.

Dept. No. 226, Archway Press, Inc.

48 West 48 Street, New York, N. Y. 10036

Please send me the following books at \$1.00 each postpaid:

|                              |                              |                              |                              |                              |
|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> 210 | <input type="checkbox"/> 211 | <input type="checkbox"/> 212 | <input type="checkbox"/> 213 | <input type="checkbox"/> 214 |
| <input type="checkbox"/> 215 | <input type="checkbox"/> 216 | <input type="checkbox"/> 217 | <input type="checkbox"/> 218 | <input type="checkbox"/> 219 |
| <input type="checkbox"/> 220 | <input type="checkbox"/> 221 | <input type="checkbox"/> 222 | <input type="checkbox"/> 223 | <input type="checkbox"/> 224 |

# AMOUNT

☐ All 15 plan books at \$7.95 postpaid (allow 2 weeks)

Special Delivery \$2.00 additional

Check or money order (U.S. Funds) (No C.O.D. please.) TOTAL \$ \_\_\_\_\_

Orders for out-of-print books  
 will be filled with current titles.

Use the convenient coupon at  
 the right and enclose full re-  
 mittance. No C.O.D., please.

Name .....  
*please print*

Address .....

City ..... State .....

*Zip Code*

*Note:*

## HERE'S AN EASY WAY TO FIND YOUR DREAM HOME.

All blueprints available at once.

Each number contains a balanced  
 selection of ranch, split-level, two-  
 story and expansion plans in all  
 the popular styles and sizes.

Study the plans in these collections by distinguished architects,  
 foremost in the small-home planning field. Plans are custom-  
 keyed to balanced building budgets with inspired designs for  
 your future home. All popular styles and sizes, ideas for all  
 climates. Choose now from popularity-rated, construction-  
 tested designs for rambling ranches (many for narrow prop-  
 erties too), split-levels for side slope, front slope and rear slope  
 properties, expansion plans with the emphasis on present  
 planning for future growth, and two-story homes in the classi-  
 cal tradition, or many with modern ideas built in. There's a  
 typical American home to fit your needs and make dreams  
 come true for your family.



Dept. No. 226, Archway Press, Inc.

48 West 48 Street, New York, N. Y. 10036

## PLAN BOOK ORDER COUPON

Please send me the following books at \$1.00 each postpaid:

AMOUNT

Order all 15 titles at once for only \$7.95 postpaid.

For single copies, order by number at \$1.00 ea. to cover postage and handling.

Orders for out-of-print books will be filled with current titles.

Use the convenient coupon at the right and enclose full remittance. No C.O.D., please.

- |                              |                              |                              |                              |                              |
|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> 210 | <input type="checkbox"/> 211 | <input type="checkbox"/> 212 | <input type="checkbox"/> 213 | <input type="checkbox"/> 214 |
| <input type="checkbox"/> 215 | <input type="checkbox"/> 216 | <input type="checkbox"/> 217 | <input type="checkbox"/> 218 | <input type="checkbox"/> 219 |
| <input type="checkbox"/> 220 | <input type="checkbox"/> 221 | <input type="checkbox"/> 222 | <input type="checkbox"/> 223 | <input type="checkbox"/> 224 |

☐ All 15 plan books at \$7.95 postpaid (allow 2 weeks)

Special Delivery \$2.00 additional

Check or money order (U.S. Funds) (No C.O.D. please.) TOTAL \$

Name.....  
*please print*

Address.....

City.....State.....

Zip Code

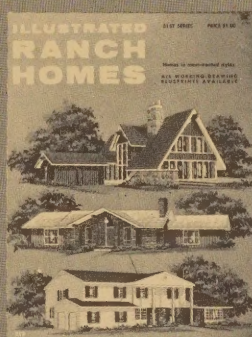
# LIBRARY OF HOUSE PLAN BOOKS — \$12.50 VALUE! Over 750 fact-packed pages, 15 books, now only \$7.95 \$1.00 each per book, postpaid.



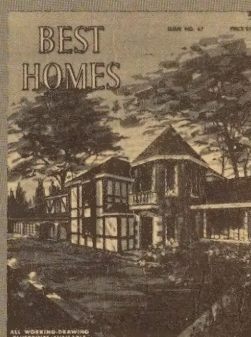
210



211



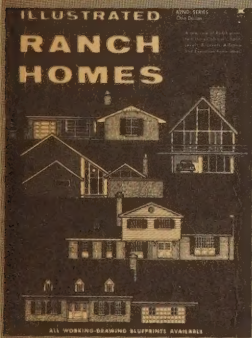
212



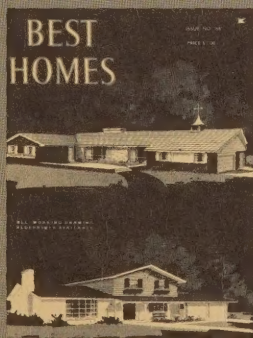
213



214



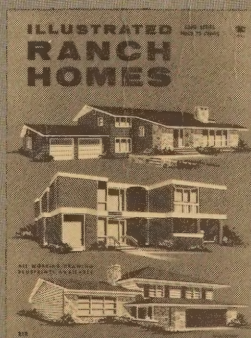
215



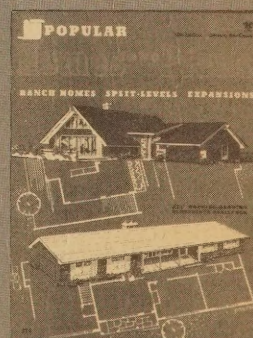
216



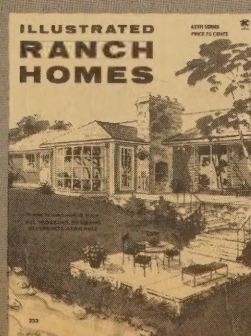
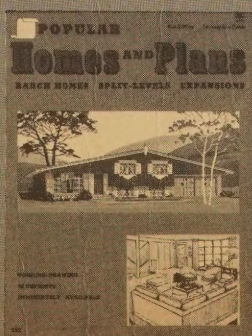
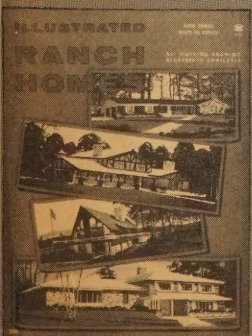
217



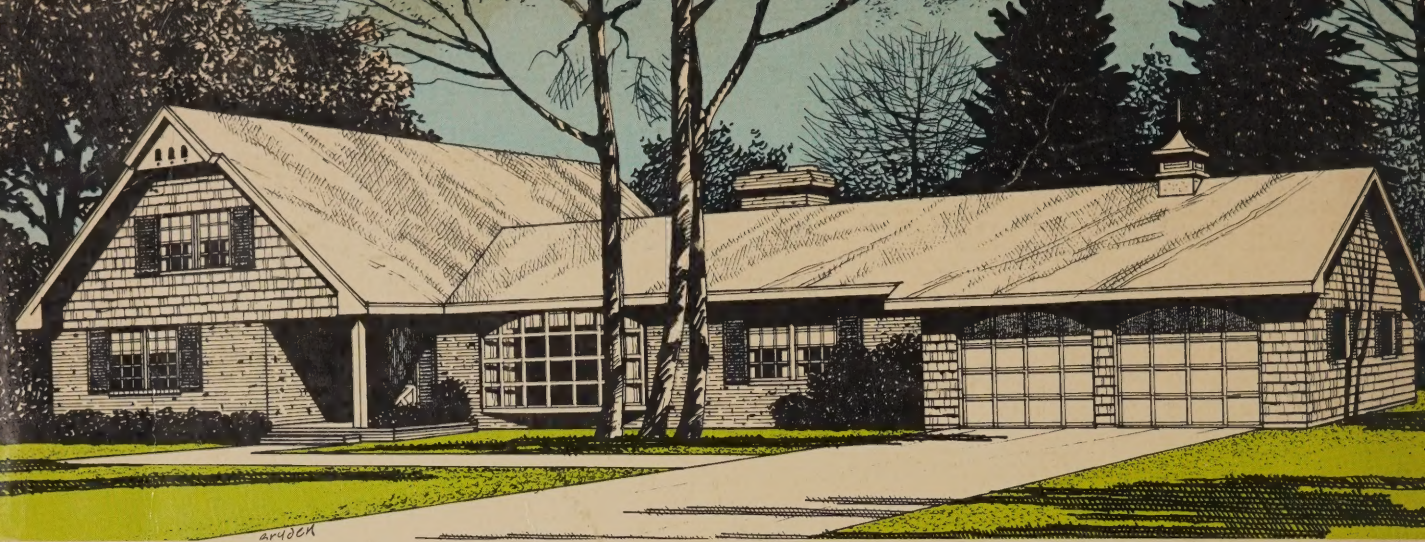
218



219







HOUSE PLANS, 48 W. 48, N. Y. 10036

## Everything You Could Want

## Plan No. 9245-N

The charming country exterior of this house shelters an interior designed for peak efficiency and comfort. Looking at it, you would never dream how large and roomy it is inside. A covered and planted entryway lighted by a coachman's lantern leads to a door with a diamond-paned window. The spacious living room is dominated by a beautiful bay window with another long expanse of unbroken wall making possible a variety of furniture and decorative arrangements. Opening off the living room, through a wide doorway, the formal dining room adds visible space to the living room, yet is effectively separated for dining and entertaining convenience. It is just a step from the dining room into the kitchen which is a model of efficiency. The table area in front of the bay window looks out onto the pleasant terrace. The

back hall off the kitchen has doors both to the backyard and the two-car garage. Here also we find the laundry area, a large pantry closet, and a closet for canned goods. A spare room, with double exposure, a sizeable closet, and its own bathroom is an unexpected bonus. The focus wall of the family room is formed by a fireplace flanked by glass doors opening onto the terrace which has a built-in barbeque—ideal for less formal entertaining. The three downstairs bedrooms open off their own hall with linen closet, and they all have ample closet space. There are two full bathrooms, one for the master bedroom alone. At your option upstairs, two more bedrooms (making a total of five, not counting the spare room) and a fourth bathroom complete the living space in this remarkable house.

Overall Dimensions: 83'4" x 38'11".

Square Feet: 1,780 first floor, excluding specialty area.

Architect: Herman H. York.

TO ORDER BLUEPRINTS  
SEE LAST INSIDE PAGE

